

An aerial photograph of a coastal city, likely San Diego, showing a wide beach, a pier extending into the ocean, and a dense urban area with many buildings and palm trees. The image is overlaid with a semi-transparent dark blue filter. The text "Beachfront Improvement Feasibility Study Phase II" is centered in white, bold, sans-serif font.

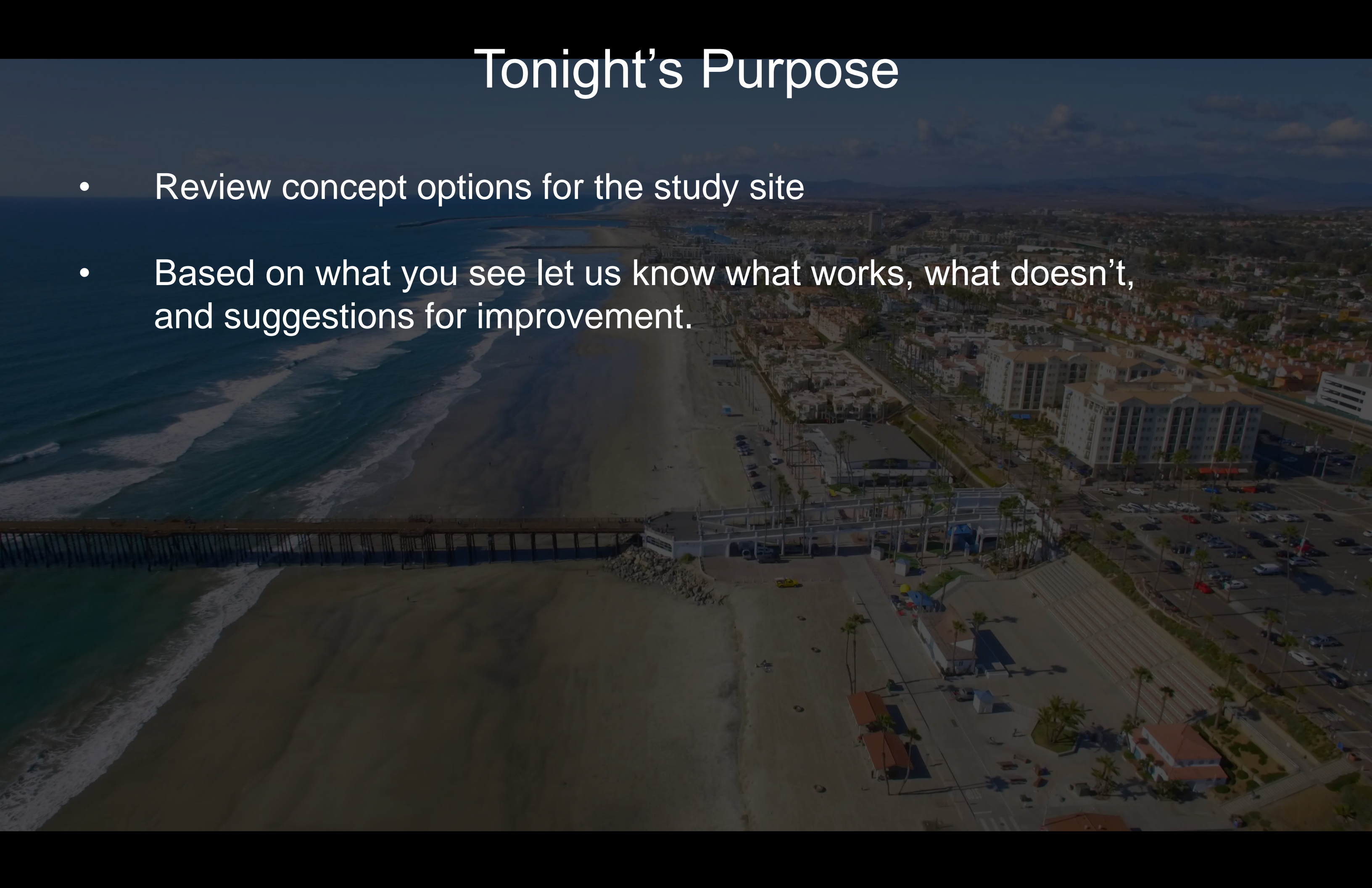
# Beachfront Improvement Feasibility Study Phase II

# Tonight

- Welcome / Introductions 5 minutes
- Presentation 35
- Community Discussion 45  
*(5 Groups; 30 minute discussion; 5 min. to break into groups; 5 min. to reassemble)*
- Report Back 25
- Q & A / Next Steps 15
- Total Time: Total: 125 minutes

# Tonight's Purpose

- Review concept options for the study site
- Based on what you see let us know what works, what doesn't, and suggestions for improvement.





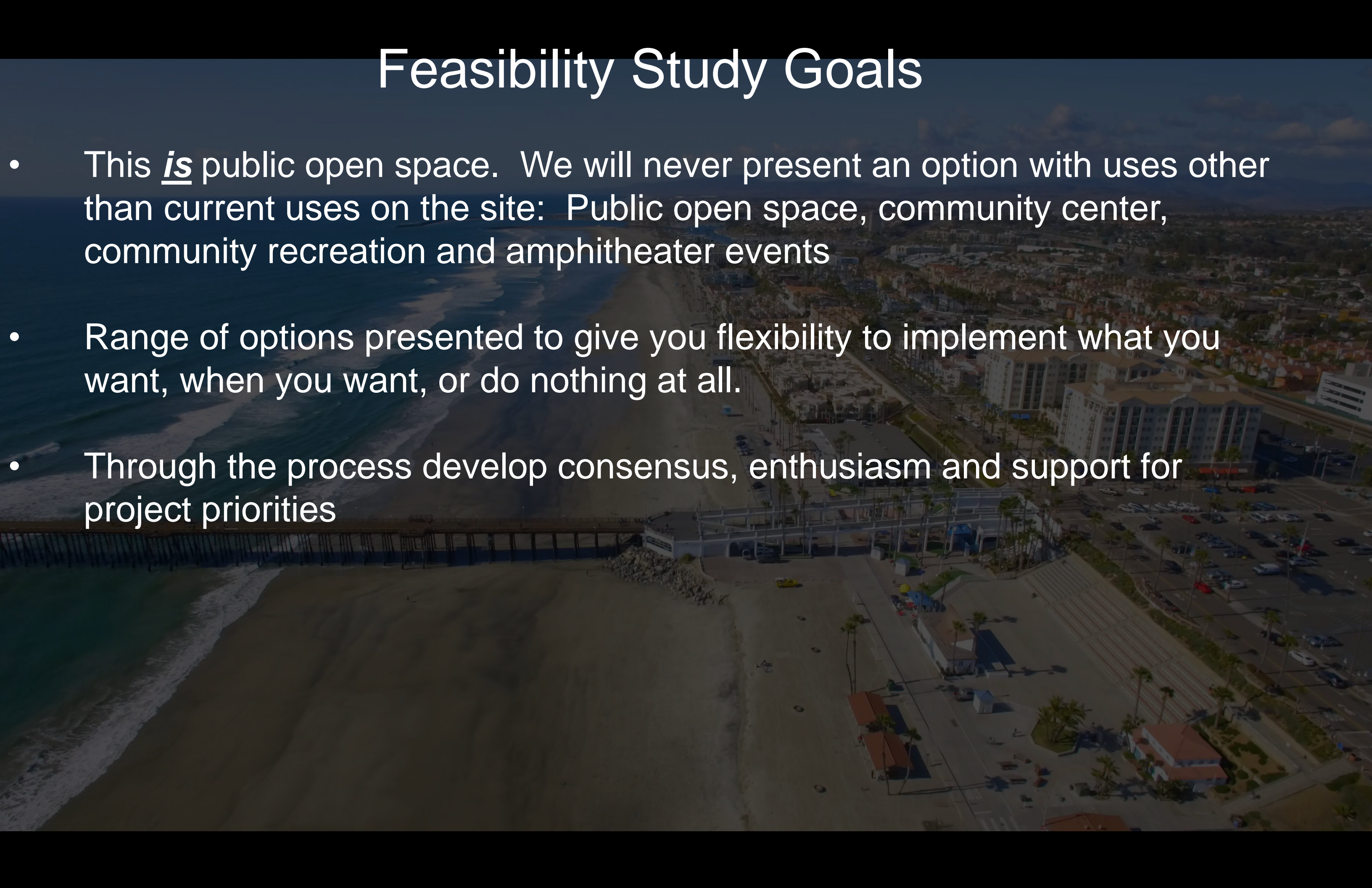
FEASIBILITY STUDY SITE– VIEW FROM SOUTHWEST

# Feasibility Study Goals

- Understand needs and community priorities
- Understand current site and facility conditions
- Planning ahead for future capital projects: Facilities and infrastructure do deteriorate, and planning is required to understand the scope and budget of *potential* future improvement projects
- Identify *accurate* future project costs
- Consider advantages and disadvantages of proposed options

# Feasibility Study Goals

- This is public open space. We will never present an option with uses other than current uses on the site: Public open space, community center, community recreation and amphitheater events
- Range of options presented to give you flexibility to implement what you want, when you want, or do nothing at all.
- Through the process develop consensus, enthusiasm and support for project priorities



# Discovery Phase

- Extensive outreach: 10 community meetings, hearings, presentations between August 2021 and Dec. 2021
- Discovery Phase report and findings and Facilities Condition Assessment will be available for review on the website

CITY OF OCEANSIDE - PHASE II BEACHFRONT IMPROVEMENT  
FEASIBILITY STUDY



DISCOVERY PHASE REPORT  
JOHNSON FAVARO  
JANUARY 2022

CITY OF OCEANSIDE - PHASE II BEACHFRONT IMPROVEMENT  
FEASIBILITY STUDY



APPENDIX 01 - SITE/FACILITIES CONDITION ASSESSMENT  
JOHNSON FAVARO  
JANUARY 2022

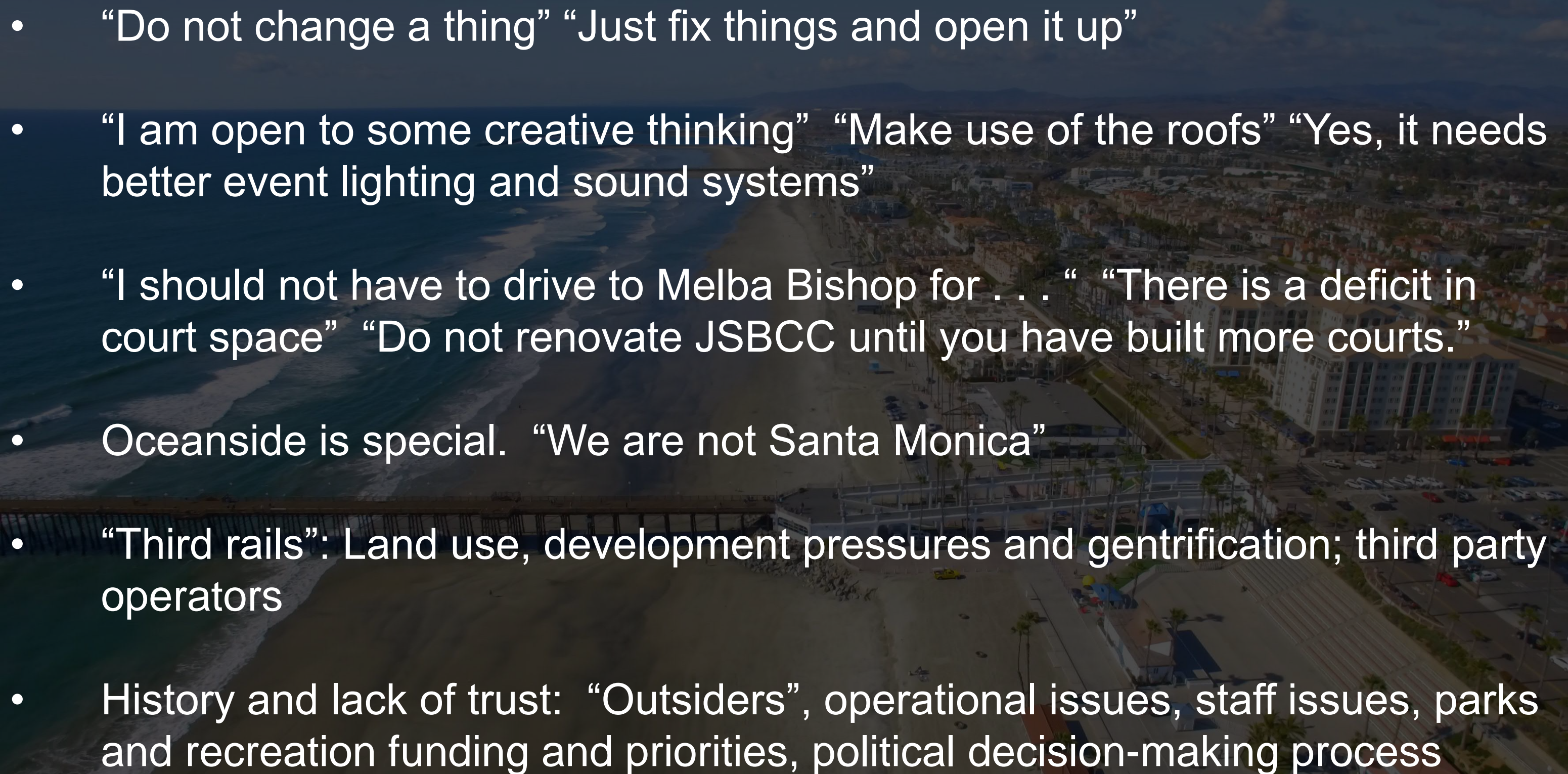
# Next Steps

- Parks and Recreation Commission: June 7
- 2<sup>nd</sup> Community Meeting: Proposed June 30 *(To be confirmed)*
- 2<sup>nd</sup> Parks and Recreation Commission meeting: July 12
- City Council Study Session: August



An aerial photograph of a coastal city, likely San Diego, showing a wide beach, a pier extending into the ocean, and a dense urban area with many buildings and palm trees. The image is dimmed to serve as a background for the text.

# General Summary of Community Input Discovery Phase

- 
- An aerial photograph of a coastal city, likely Oceanside, California. The image shows a wide beach on the left, a pier extending into the ocean, and a dense urban area with various buildings and parking lots on the right. The sky is clear and blue. The text is overlaid on the image in white, semi-transparent font.
- “Do not change a thing” “Just fix things and open it up”
  - “I am open to some creative thinking” “Make use of the roofs” “Yes, it needs better event lighting and sound systems”
  - “I should not have to drive to Melba Bishop for . . . .” “There is a deficit in court space” “Do not renovate JSBCC until you have built more courts.”
  - Oceanside is special. “We are not Santa Monica”
  - “Third rails”: Land use, development pressures and gentrification; third party operators
  - History and lack of trust: “Outsiders”, operational issues, staff issues, parks and recreation funding and priorities, political decision-making process

An aerial photograph of a coastal city, likely San Diego, showing a long pier extending into the ocean on the left. The city is densely packed with buildings and palm trees. In the foreground, a large, tiered amphitheater is visible on a sandy area. The sky is clear and blue. The text "Junior Seau Pier Amphitheater and Bandshell" is overlaid in white, bold, sans-serif font across the center of the image.

# Junior Seau Pier Amphitheater and Bandshell



ADA A

- Seat  
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- Whe  
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- An a  
seat  
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over  
head  
head



SIGHT LINE

15



by either a site

### ADA Accessibility - Junior Seau Pier Amphitheater and Bandshell

- Seating capacity in the stepped amphitheater area is approximately 1,500. For venues with between 501 to 5000 seats, 6, plus 1 for each 150, or fraction thereof, between 501 through 5000 seats are required, or a total of 13 wheelchair seats are required.
- Wheelchair seating locations must be on an accessible route that provides access from parking and bus transit along N. Pacific and is in turn connected with concessions, restaurants, restrooms, public telephones and exits.
- Wheelchair spaces must be dispersed vertically, horizontally, to all levels, and around the performance area that encircles the stage.
- An accessible route, either by elevator, lift or accessible ramp must connect the wheelchair seating locations with the stage(s), performing areas, dressing rooms and other spaces used by performers.
- Wheelchair spaces must provide spectators with choices of seating locations and viewing angles that are substantially equivalent to, or better than, seating for other spectators.
- Wheelchair seating locations must provide lines of sight comparable to those provide to other spectators. Where spectators can be expected to stand during the show or event (for example, a rock concert), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A person using a wheelchair shall see the event stage between the heads and over the shoulders of the persons standing the row immediately in front and over the heads of the persons standing two rows in front.

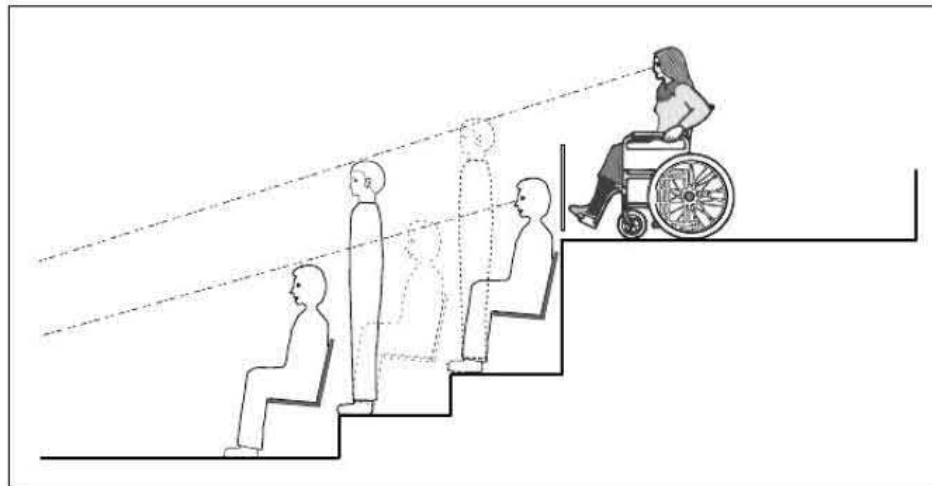


Figure Showing Comparable Line of Sight for Wheelchair Seating Location

**SIGHT LINES** Wheelchair seating line of sight requirements

**13 WHEELCHAIR SEATS REQUIRED  
BASED ON SEATING CAPACITY**



**EXISTING** An accessible path is not provided from parking to venue seating and to accessible restrooms for event attendees.



**CODE REQUIREMENTS** Wheelchair seating distributed through the venue will require a new cross aisle at mid-height, accessed by either a site elevator or accessible ramp or lift. Accessible restrooms for event attendees must be provided without leaving a ticketed event.

### ADA Accessibility - Junior Seau Pier Amphitheater and Bandshell

- Seating capacity in the stepped amphitheater area is approximately 1,500. For venues with between 501 to 5000 seats, 6, plus 1 for each 150, or fraction thereof, between 501 through 5000 seats are required, or a total of 13 wheelchair seats are required.
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- Wheelchair spaces must provide spectators with choices of seating locations and viewing angles that are substantially equivalent to, or better than, seating for other spectators.
- Wheelchair seating locations must provide lines of sight comparable to those provide to other spectators. Where spectators can be expected to stand during the show or event (for example, a rock concert), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A person using a wheelchair shall see the event stage between the heads and over the shoulders of the persons standing the row immediately in front and over the heads of the persons standing two rows in front.

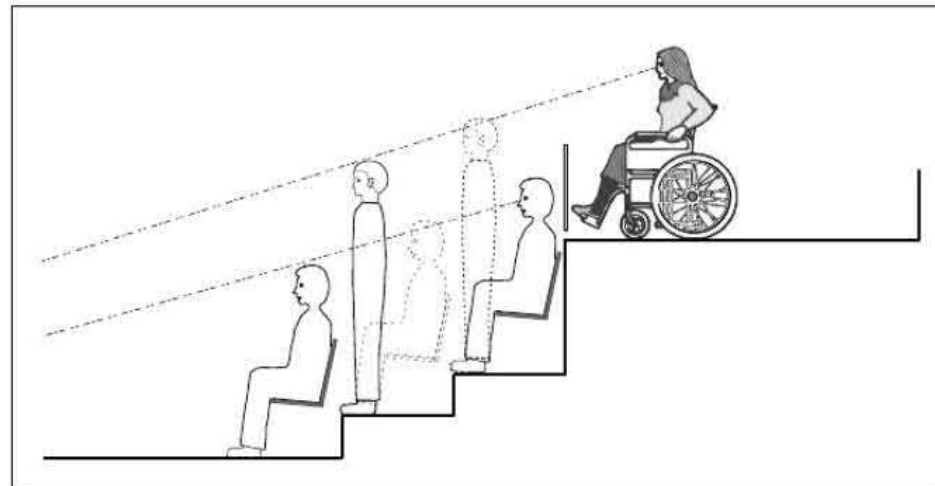


Figure Showing Comparable Line of Sight for Wheelchair Seating Location

**SIGHT LINES** Wheelchair seating line of sight requirements

### EQUIVALENCY



**EXISTING** An accessible path is not provided from parking to venue seating and to accessible restrooms for event attendees.



**CODE REQUIREMENTS** Wheelchair seating distributed through the venue will require a new cross aisle at mid-height, accessed by either a site elevator or accessible ramp or lift. Accessible restrooms for event attendees must be provided without leaving a ticketed event.

### ADA Accessibility - Junior Seau Pier Amphitheater and Bandshell

- Seating capacity in the stepped amphitheater area is approximately 1,500. For venues with between 501 to 5000 seats, 6, plus 1 for each 150, or fraction thereof, between 501 through 5000 seats are required, or a total of 13 wheelchair seats are required.
- Wheelchair seating locations must be on an accessible route that provides access from parking and bus transit along N. Pacific and is in turn connected with concessions, restaurants, restrooms, public telephones and exits.
- Wheelchair spaces must be dispersed vertically, horizontally, to all levels, and around the performance area that encircles the stage.
- An accessible route, either by elevator, lift or accessible ramp must connect the wheelchair seating locations with the stage(s), performing areas, dressing rooms and other spaces used by performers.
- Wheelchair spaces must provide spectators with choices of seating locations and viewing angles that are substantially equivalent to, or better than, seating for other spectators.
- Wheelchair seating locations must provide lines of sight comparable to those provide to other spectators. Where spectators can be expected to stand during the show or event (for example, a rock concert), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A person using a wheelchair shall see the event stage between the heads and over the shoulders of the persons standing the row immediately in front and over the heads of the persons standing two rows in front.

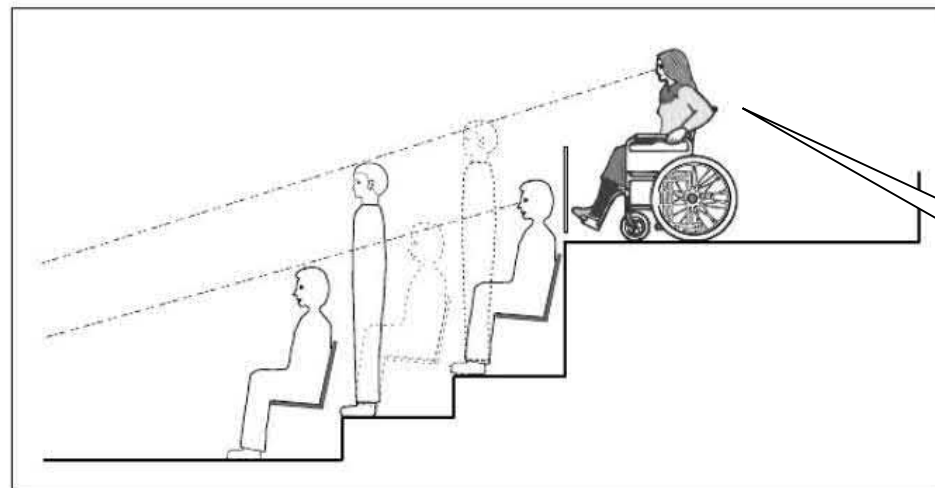


Figure Showing Comparable Line of Sight for Wheelchair Seating Location

**SIGHT LINES** Wheelchair seating line of sight requirements



**EXISTING** An accessible path is not provided from parking to venue seating and to accessible restrooms for event attendees.



**CODE REQUIREMENTS** Wheelchair seating must be mid-height, accessed by either a site elevator or accessible ramp.

mid-height, accessed by either a site elevator or accessible ramp for use during a ticketed event.

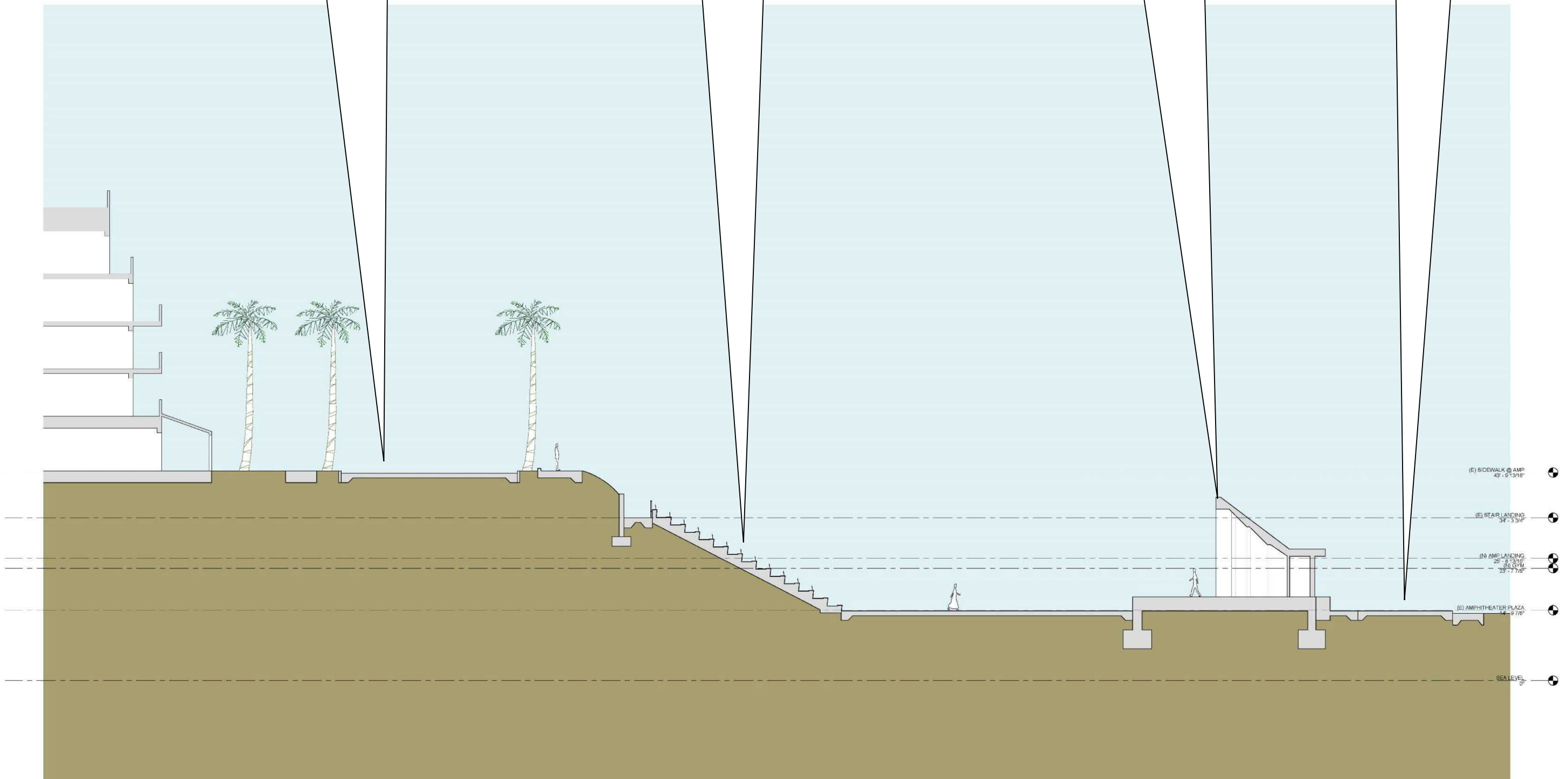
**SIGHT LINES**

N. PACIFIC STREET

EXISTING AMPHITHEATER

EXISTING BANDSHELL

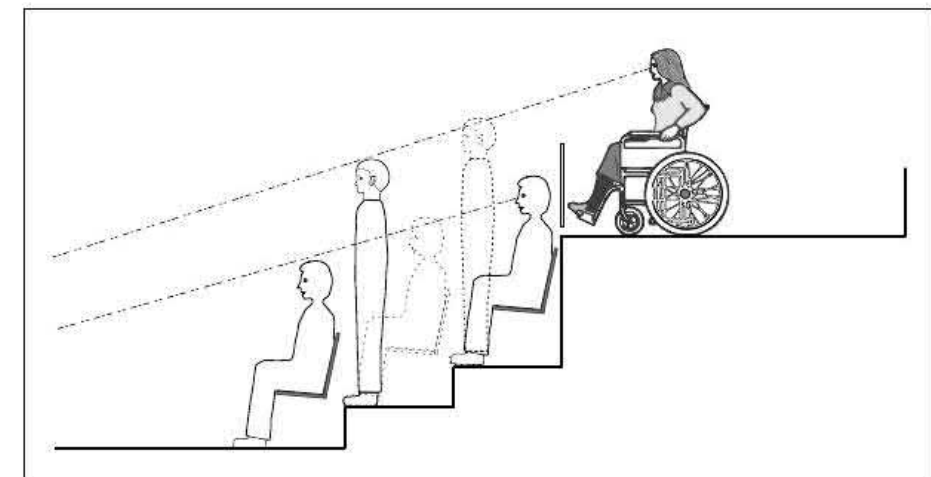
THE STRAND



SITE CROSS SECTION

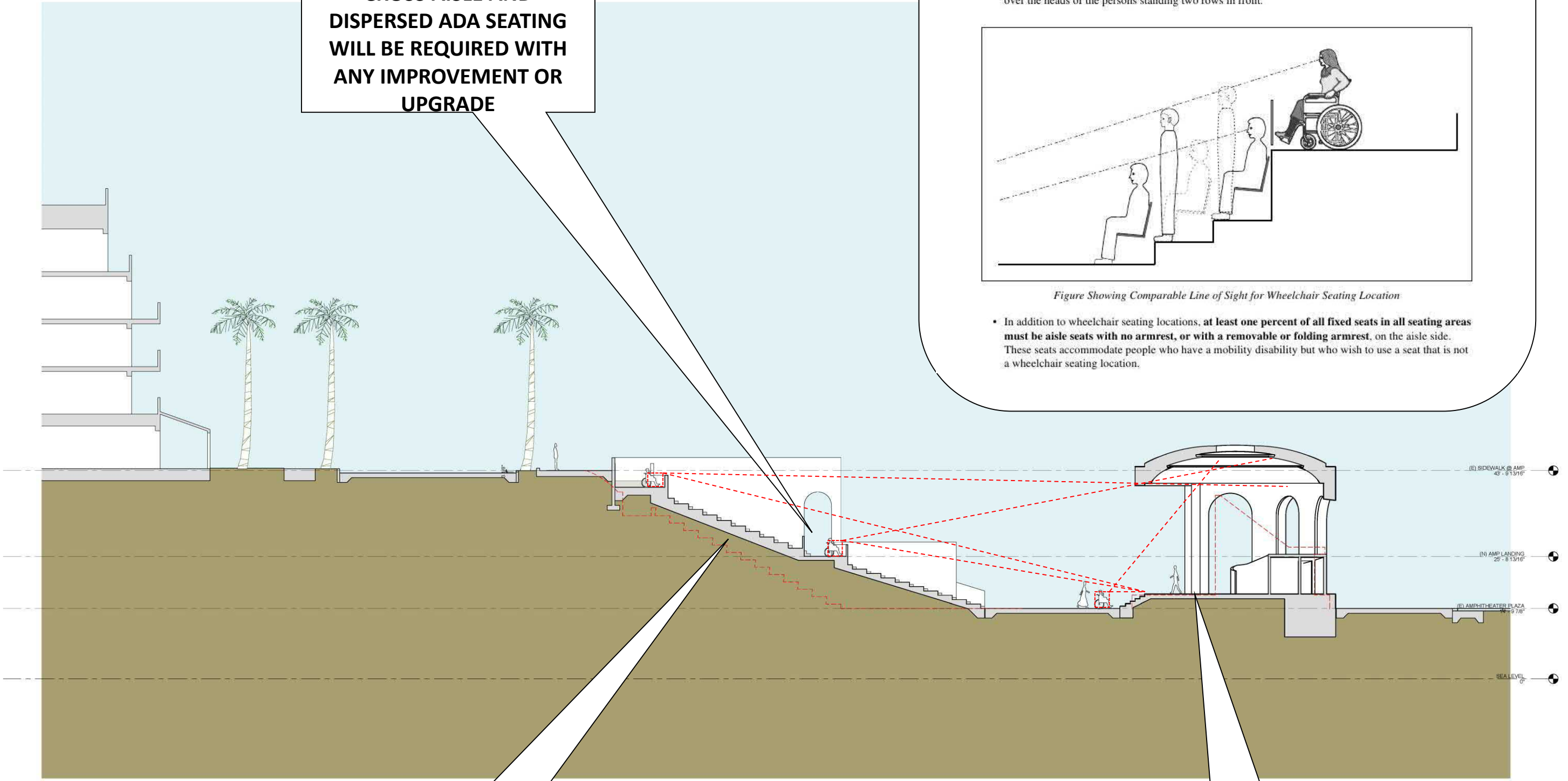
**CROSS AISLE AND  
DISPERSED ADA SEATING  
WILL BE REQUIRED WITH  
ANY IMPROVEMENT OR  
UPGRADE**

- **Wheelchair seating locations must provide lines of sight comparable to those provided to other spectators.** In stadiums where spectators can be expected to stand during the show or event (for example, football, baseball, basketball games, or rock concerts), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A comparable line of sight, as illustrated in the figure below, allows a person using a wheelchair to see the playing surface between the heads and over the shoulders of the persons standing in the row immediately in front and over the heads of the persons standing two rows in front.



*Figure Showing Comparable Line of Sight for Wheelchair Seating Location*

- In addition to wheelchair seating locations, **at least one percent of all fixed seats in all seating areas must be aisle seats with no armrest, or with a removable or folding armrest, on the aisle side.** These seats accommodate people who have a mobility disability but who wish to use a seat that is not a wheelchair seating location.



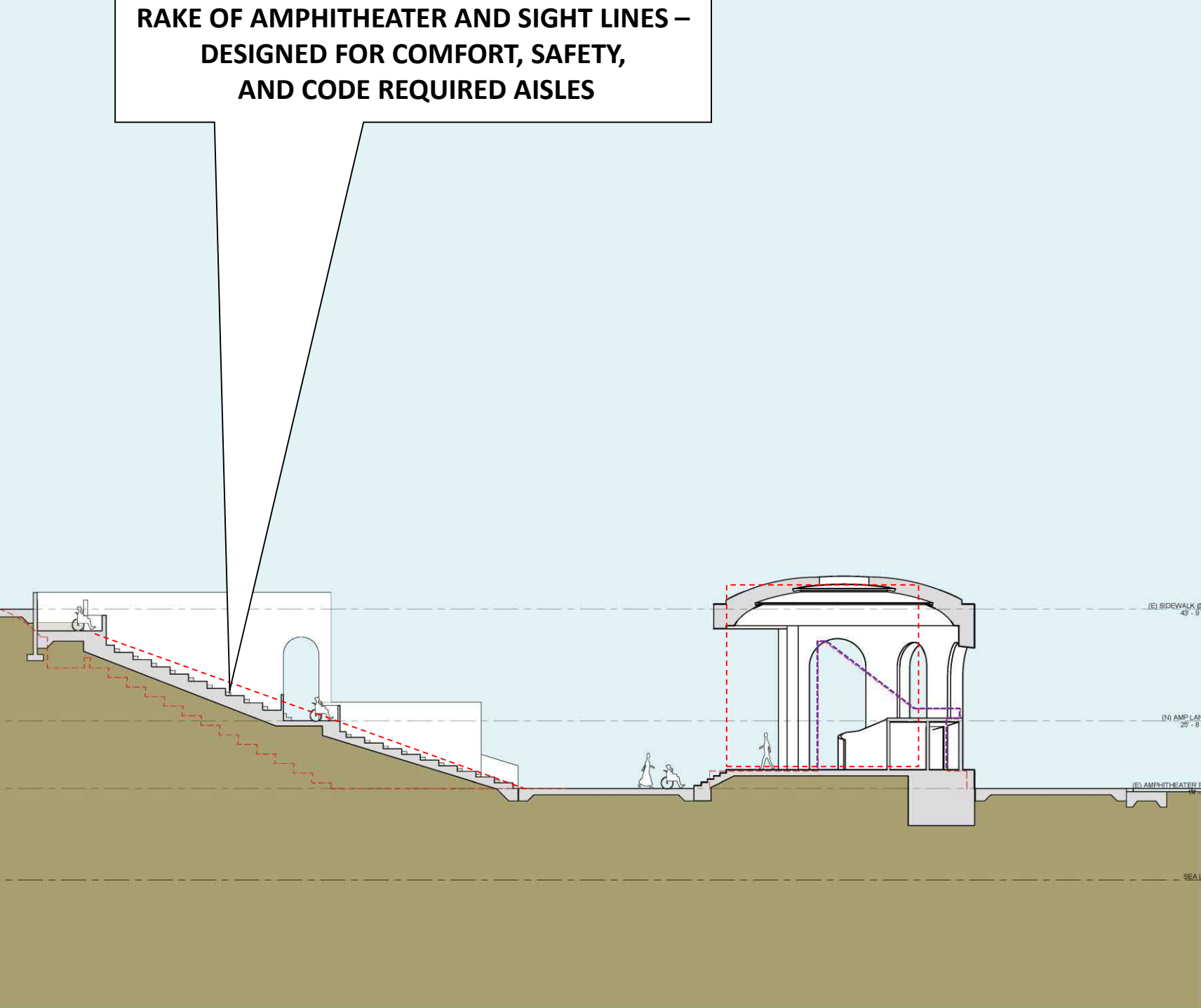
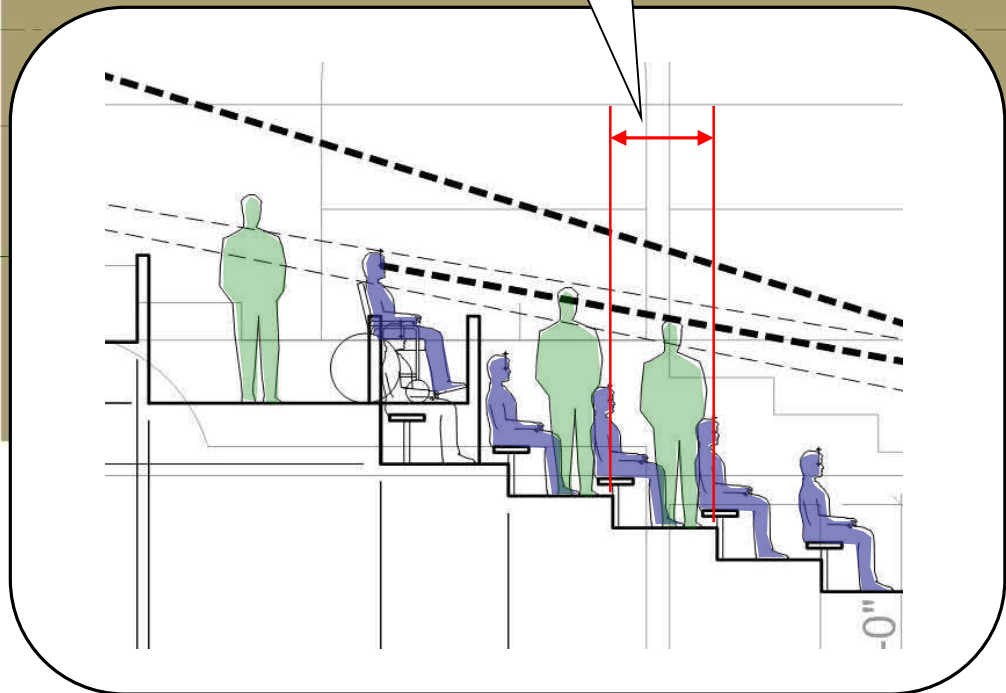
**AMPHITHEATER**

**BANDSHELL**

**SITE CROSS SECTION**

**RAKE OF AMPHITHEATER AND SIGHT LINES –  
DESIGNED FOR COMFORT, SAFETY,  
AND CODE REQUIRED AISLES**

**INCREASED AISLE WIDTH FOR  
COMFORT AND SAFETY**

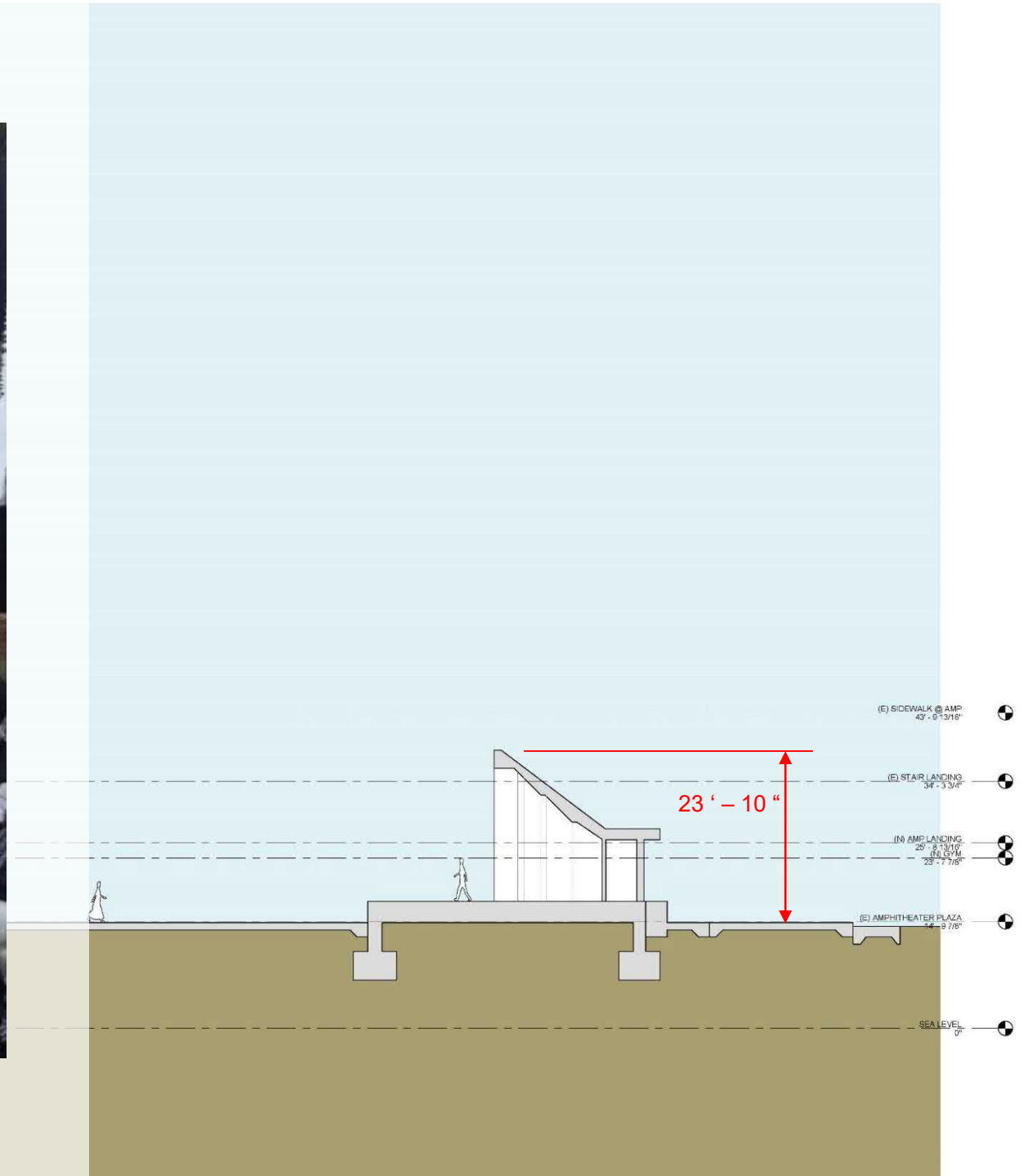


**SITE CROSS SECTION**



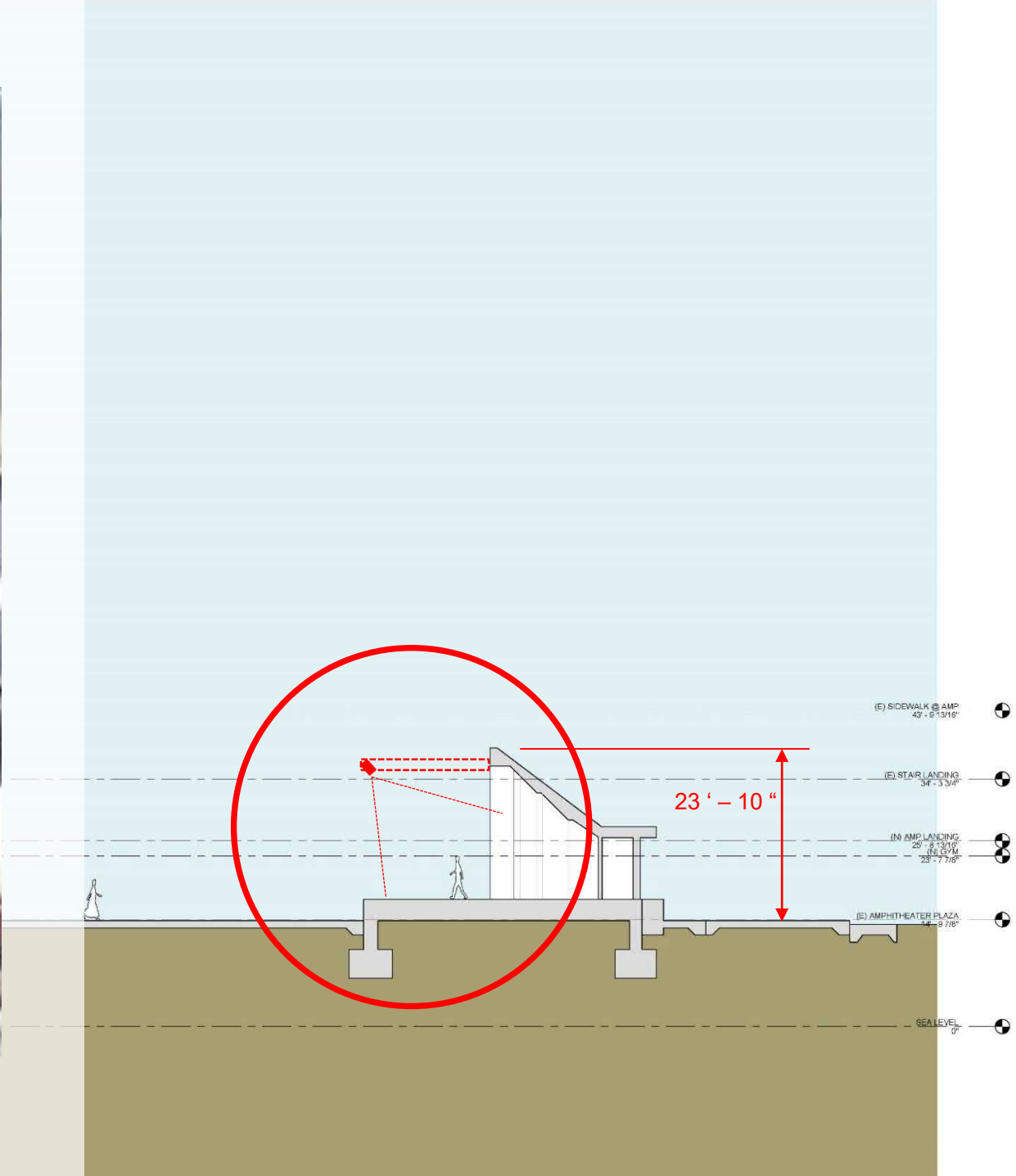
## SITE CROSS SECTION

SPEAKERS AND EQUIPMENT



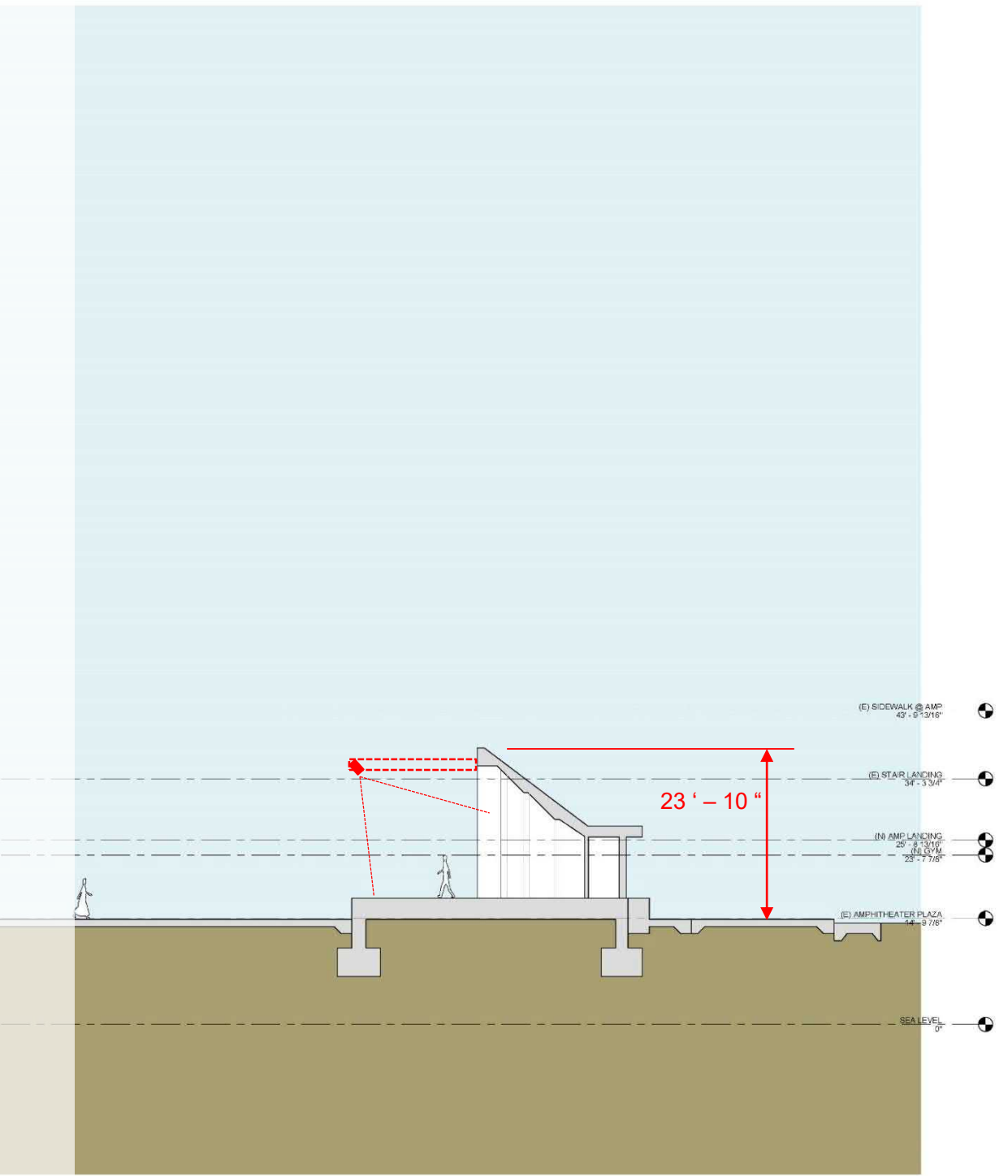
## BANDSHELL CONFIGURATION AND EVENTS

LIGHTING OVERHEAD AND TO LIGHT PERFORMERS AT FRONT OF STAGE



BANDSHELL CONFIGURATION AND EVENTS

LIGHTING OVERHEAD AND TO LIGHT PERFORMERS AT FRONT OF STAGE



### BANDSHELL CONFIGURATION AND EVENTS

STAGE RIGGING PROJECTING  
FROM BANDSHELL AND  
EXCEEDING THE HEIGHT OF  
EXISTING BANDSHELL



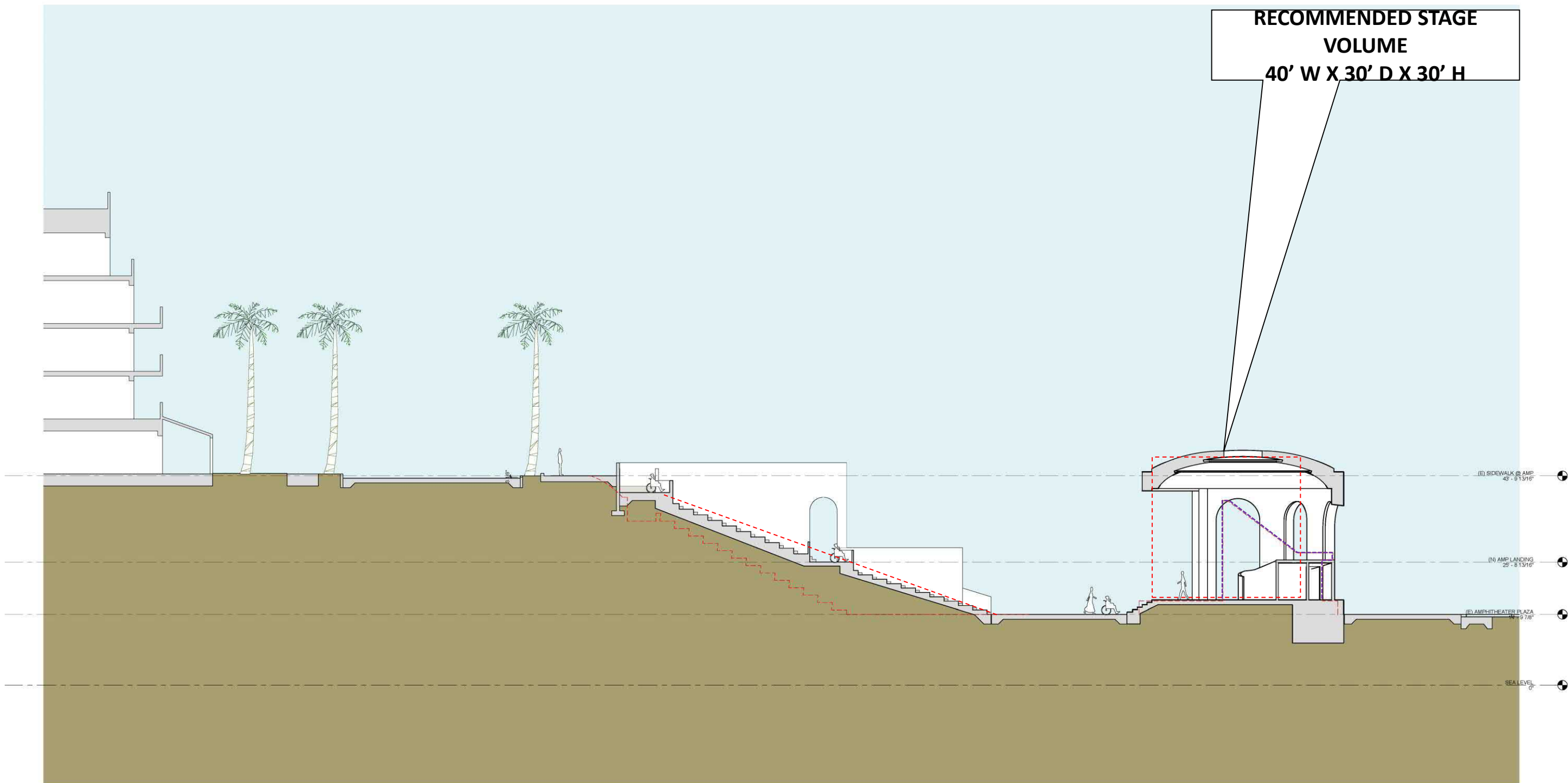
- AMP 5'316"
- SEATING 7'354"
- SEATING 7'354"
- SEATING 7'354"
- PLAZA 9'76"
- LEVEL 0'

SOUND MIX

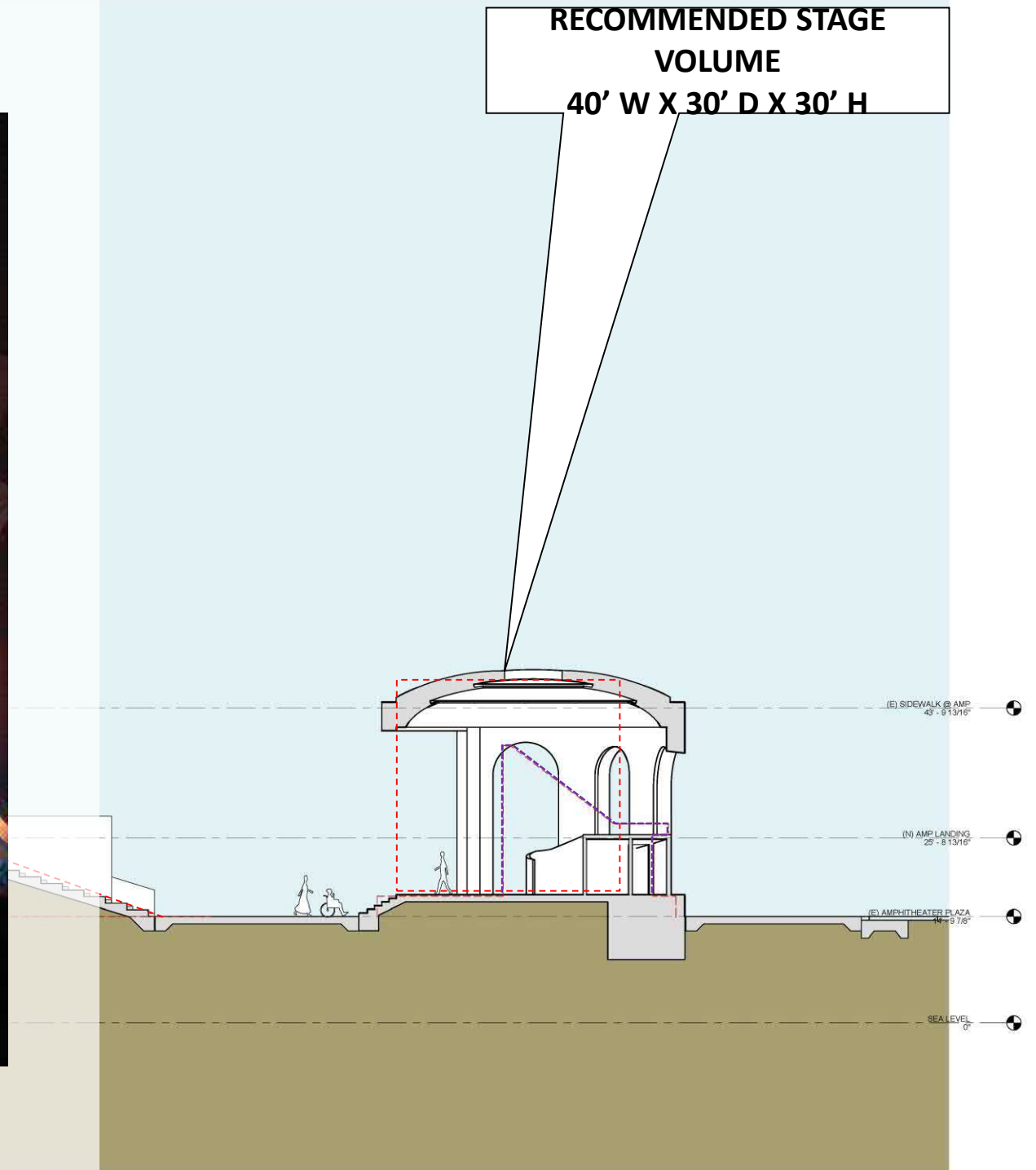
BANDSHELL CONFIGURATION AND EVENTS



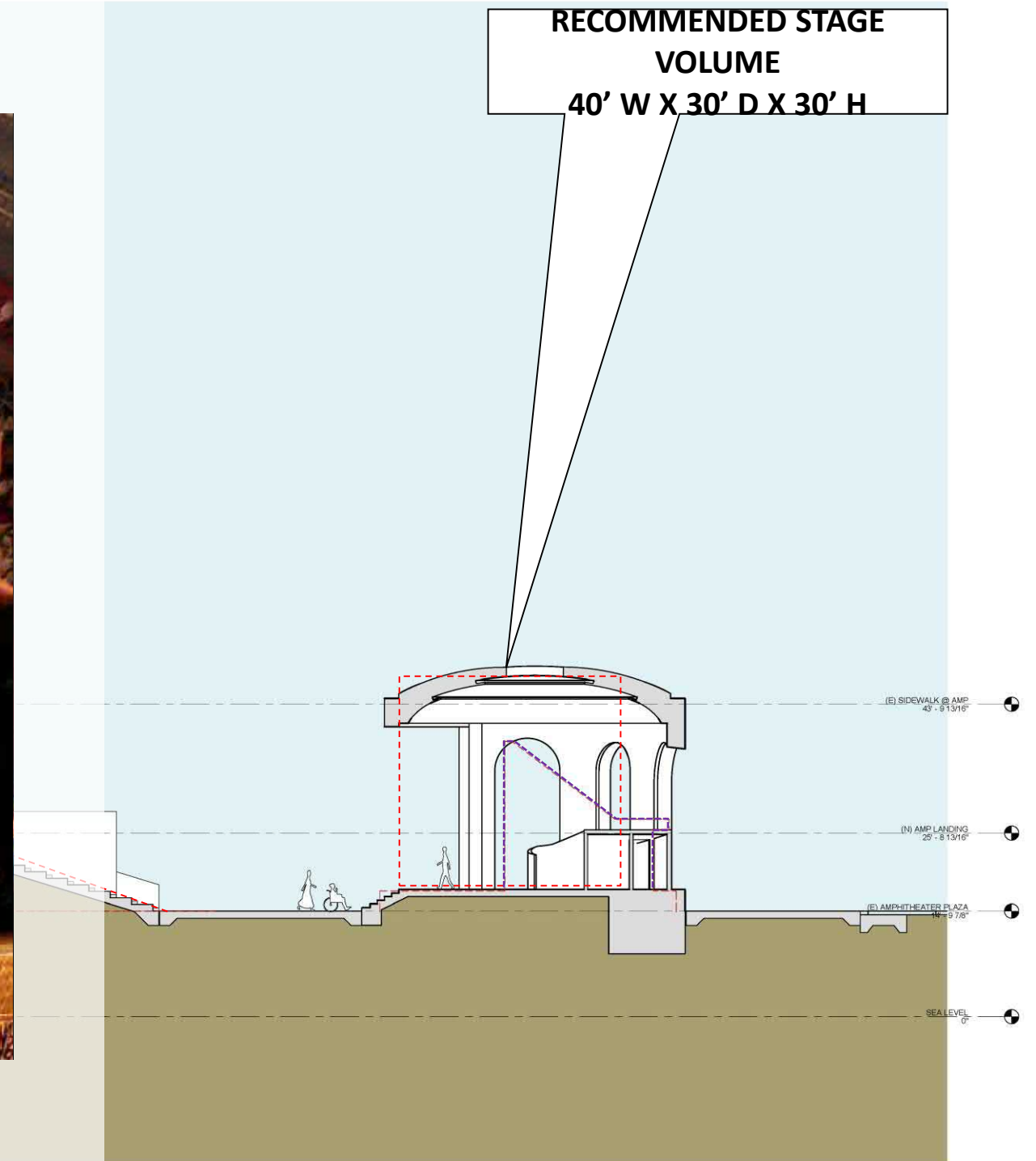
## SITE CROSS SECTION



SITE CROSS SECTION



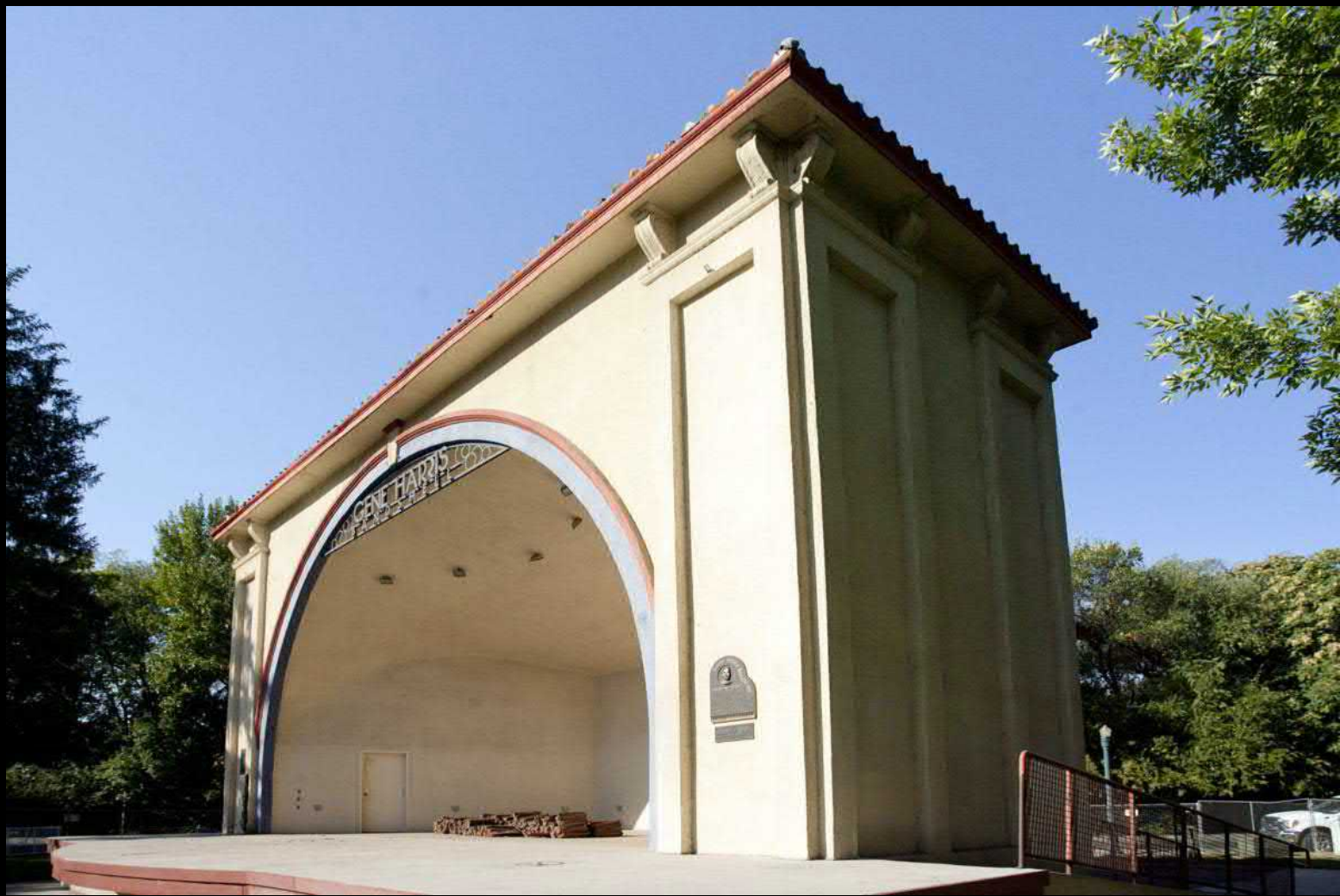
## BANDSHELL CONFIGURATION AND EVENTS



## BANDSHELL CONFIGURATION AND EVENTS

# The Bandshell











BAND CONCERT  
ON THE BEACH  
OCEAN SIDE CALIF. #221













BANDSHELL



BANDSHELL



BANDSHELL



BANDSHELL



BANDSHELL



BANDSHELL



BANDSHELL



BANDSHELL

**ADDITIONAL STORAGE**

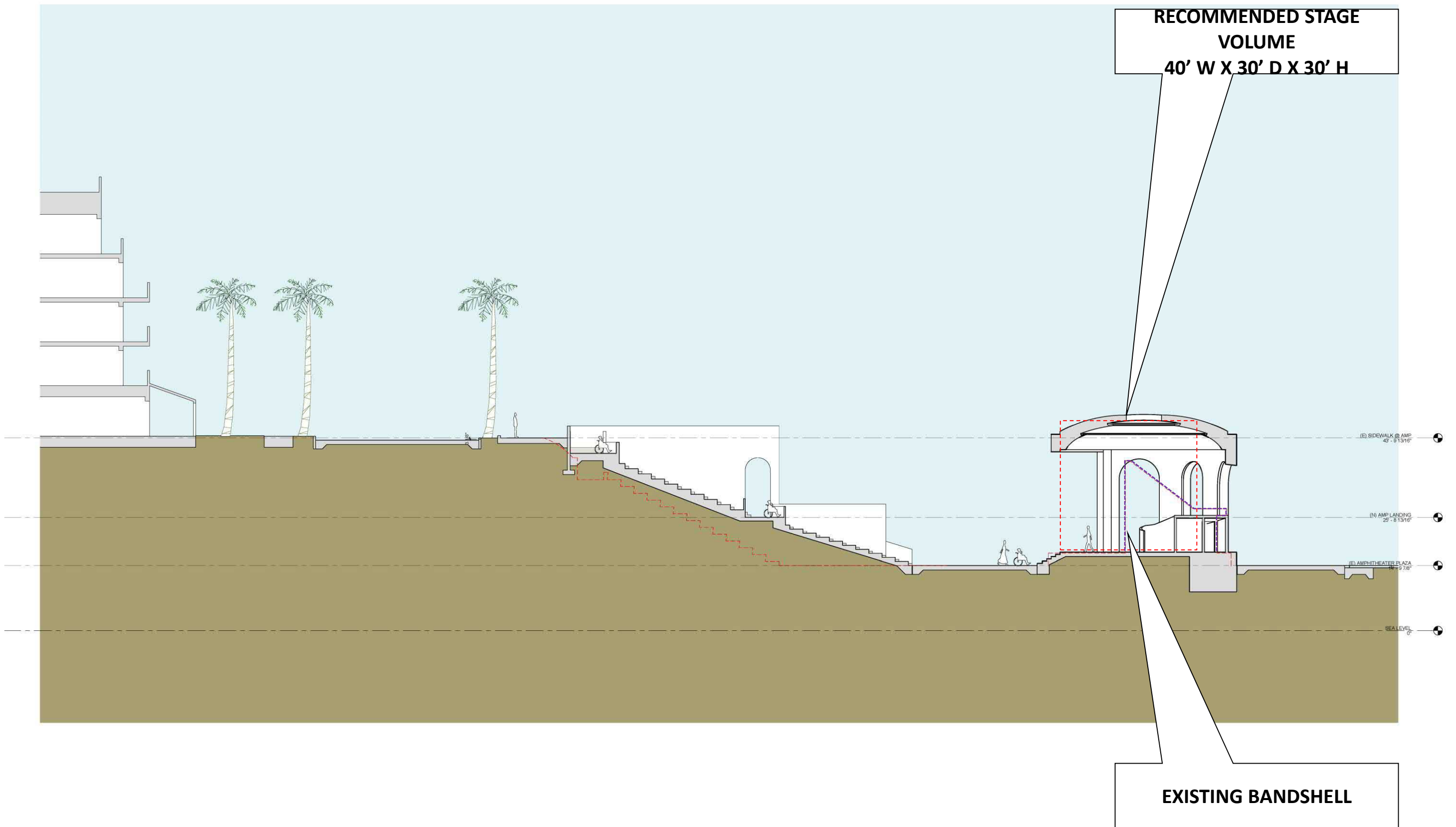
**ADDITIONAL STORAGE**

**ACCESSIBLE RAMP FOR  
DISABLED ACCESS AND  
STAGE EQUIPMENT**

**500 SF OF BACKSTAGE AREA**

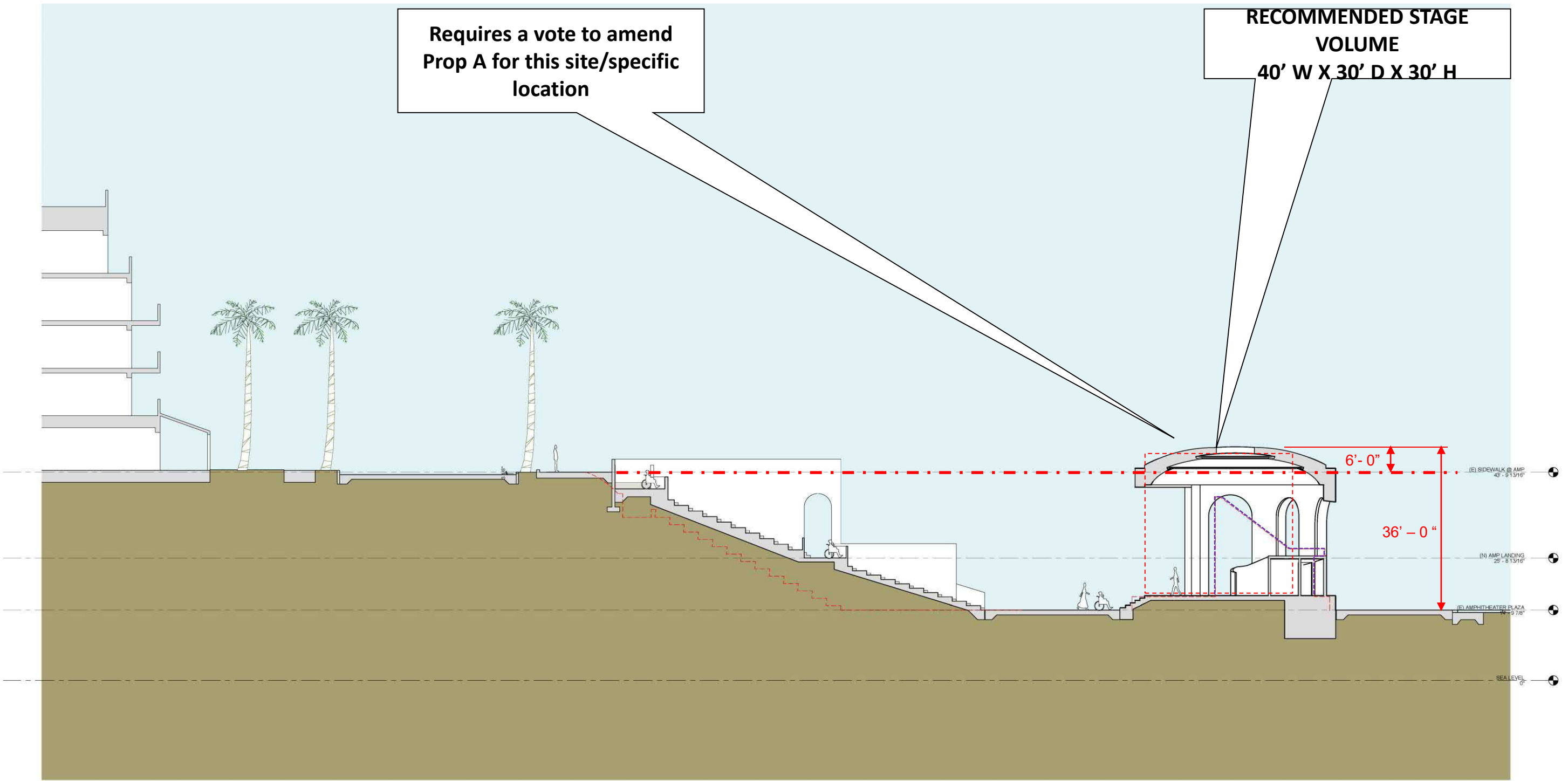
**GREEN ROOM, DRESSING  
ROOM, LIGHTING AND  
AUDIO PANELS AND  
RESTROOM**

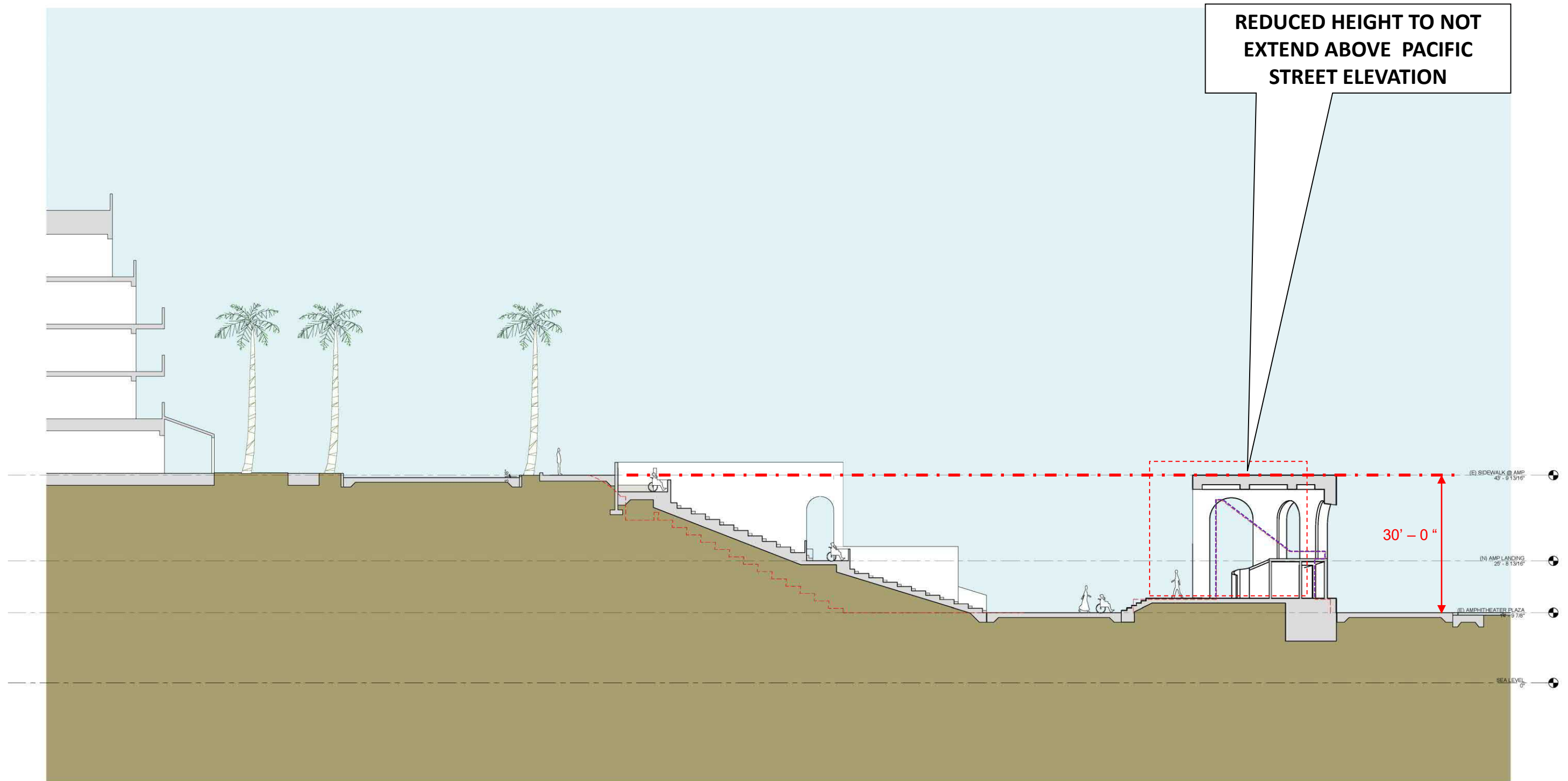
**BANDSHELL – STRAND LEVEL PLAN**



Requires a vote to amend Prop A for this site/specific location

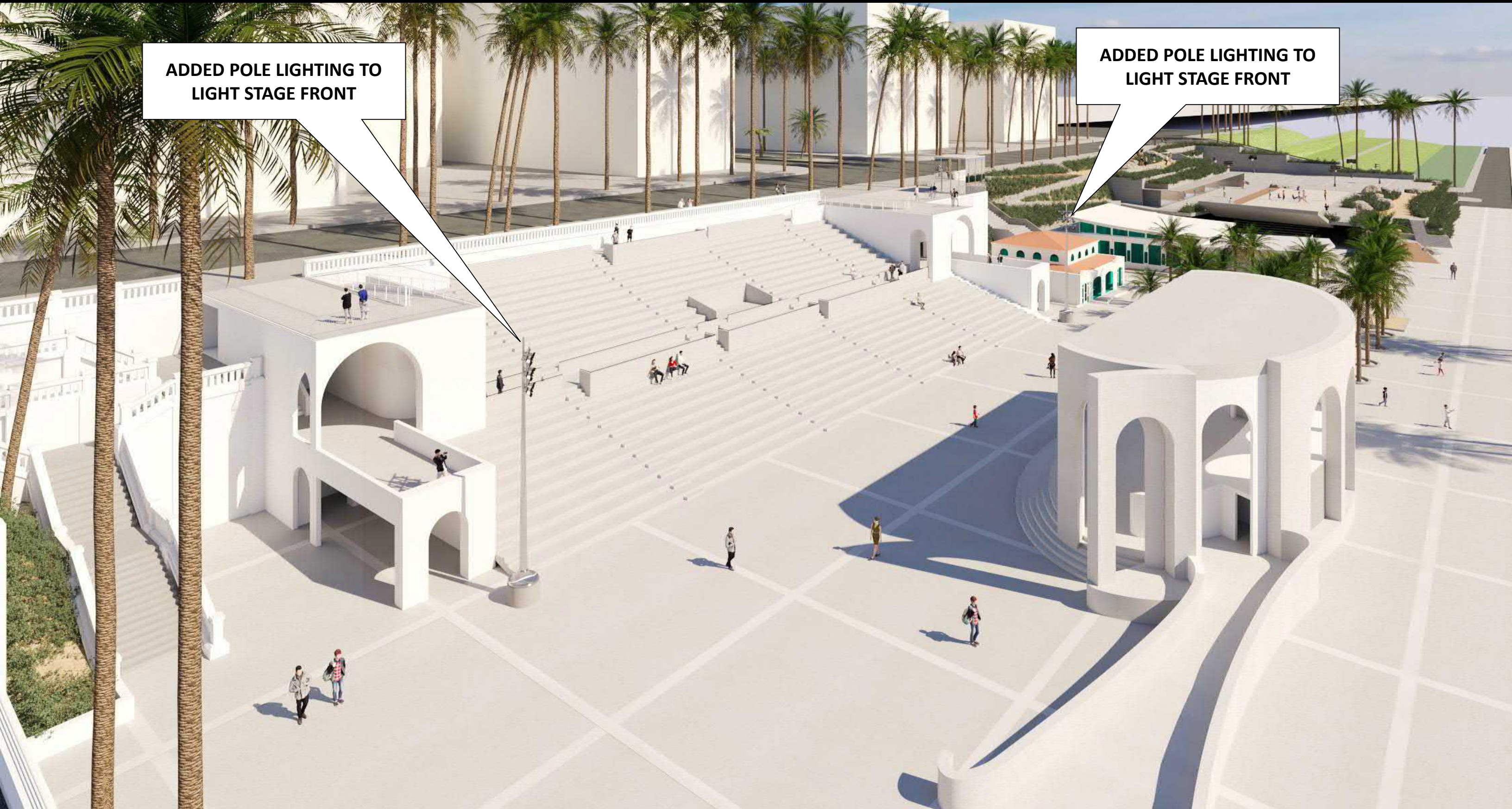
RECOMMENDED STAGE VOLUME  
40' W X 30' D X 30' H







RECOMMENDED HEIGHT BANDSHELL



**ADDED POLE LIGHTING TO  
LIGHT STAGE FRONT**

**ADDED POLE LIGHTING TO  
LIGHT STAGE FRONT**

**REDUCED HEIGHT BANDSHELL**

**LIGHTING AND RIGGING WITHIN  
DOMED VOLUME;  
LIGHTS FRONT OF STAGE**

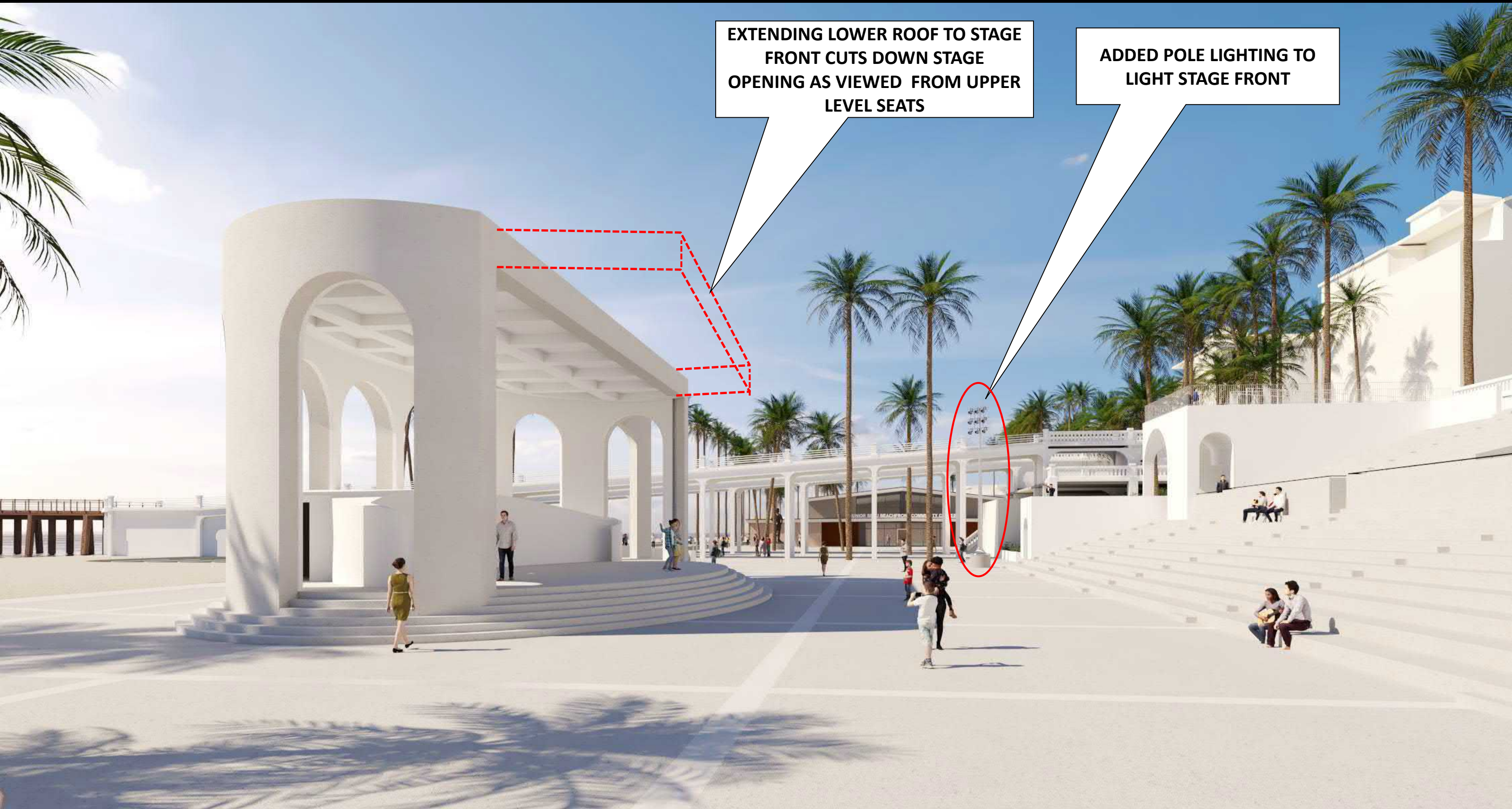


**RECOMMENDED HEIGHT BANDSHELL**

**STAGE LIGHTING BELOW LOWERED  
ROOF AND DOES NOT EXTEND TO  
FRONT OF STAGE**



**REDUCED HEIGHT BANDSHELL** *(Requires supplemental site lighting poles to light front of stage)*



**EXTENDING LOWER ROOF TO STAGE  
FRONT CUTS DOWN STAGE  
OPENING AS VIEWED FROM UPPER  
LEVEL SEATS**

**ADDED POLE LIGHTING TO  
LIGHT STAGE FRONT**

**REDUCED HEIGHT BANDSHELL** *(Requires supplemental site lighting poles to light front of stage)*



RECOMMENDED HEIGHT BANDSHELL



REDUCED HEIGHT BANDSHELL *(Requires supplemental site lighting poles to light front of stage)*



REDUCED HEIGHT BANDSHELL *(Requires supplemental site lighting poles to light front of stage)*



RECOMMENDED HEIGHT BANDSHELL



REDUCED HEIGHT BANDSHELL



REDUCED HEIGHT BANDSHELL *(Requires supplemental site lighting poles to light front of stage)*



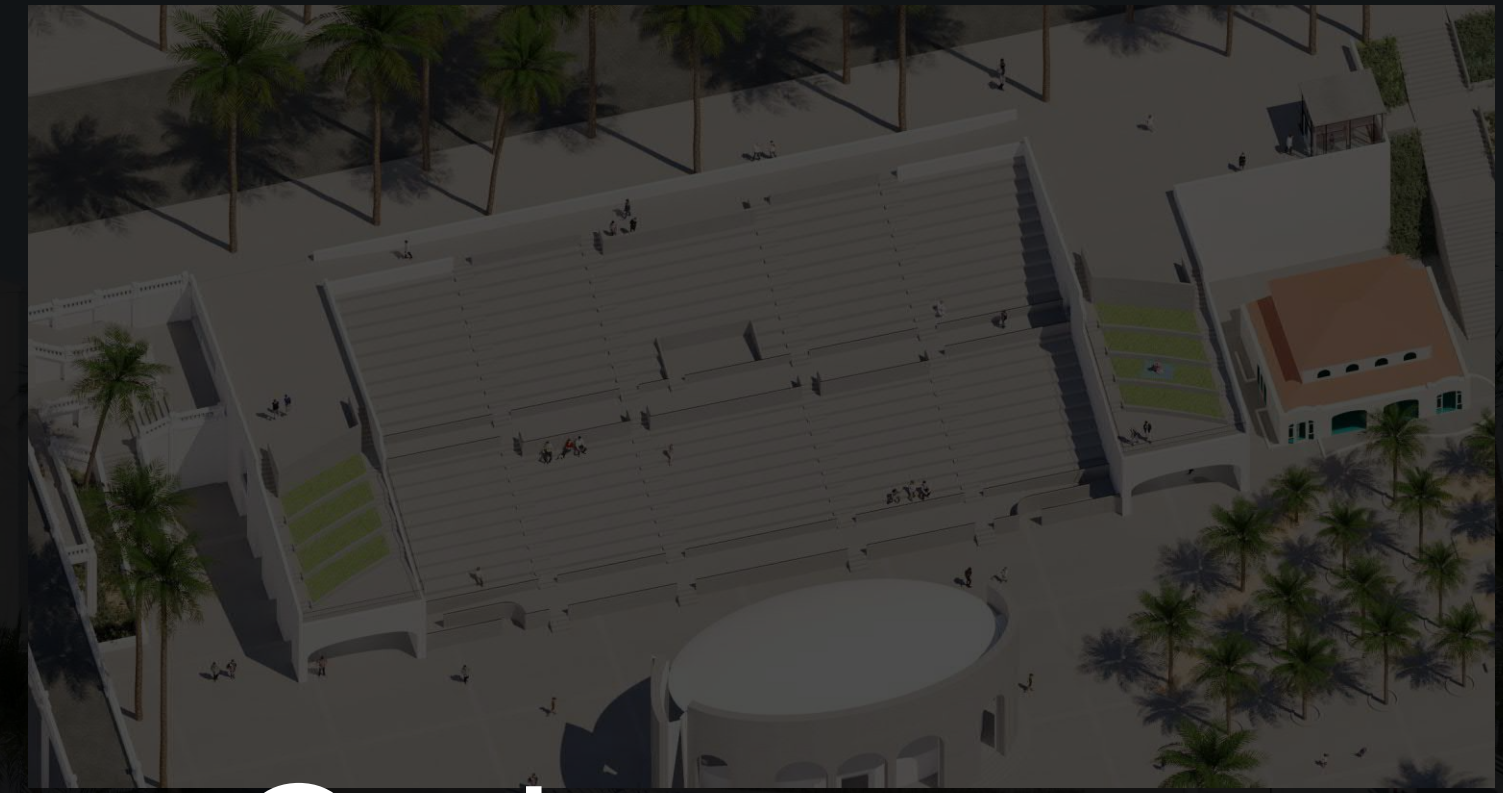
TWO BANDSHELL HEIGHT OPTIONS



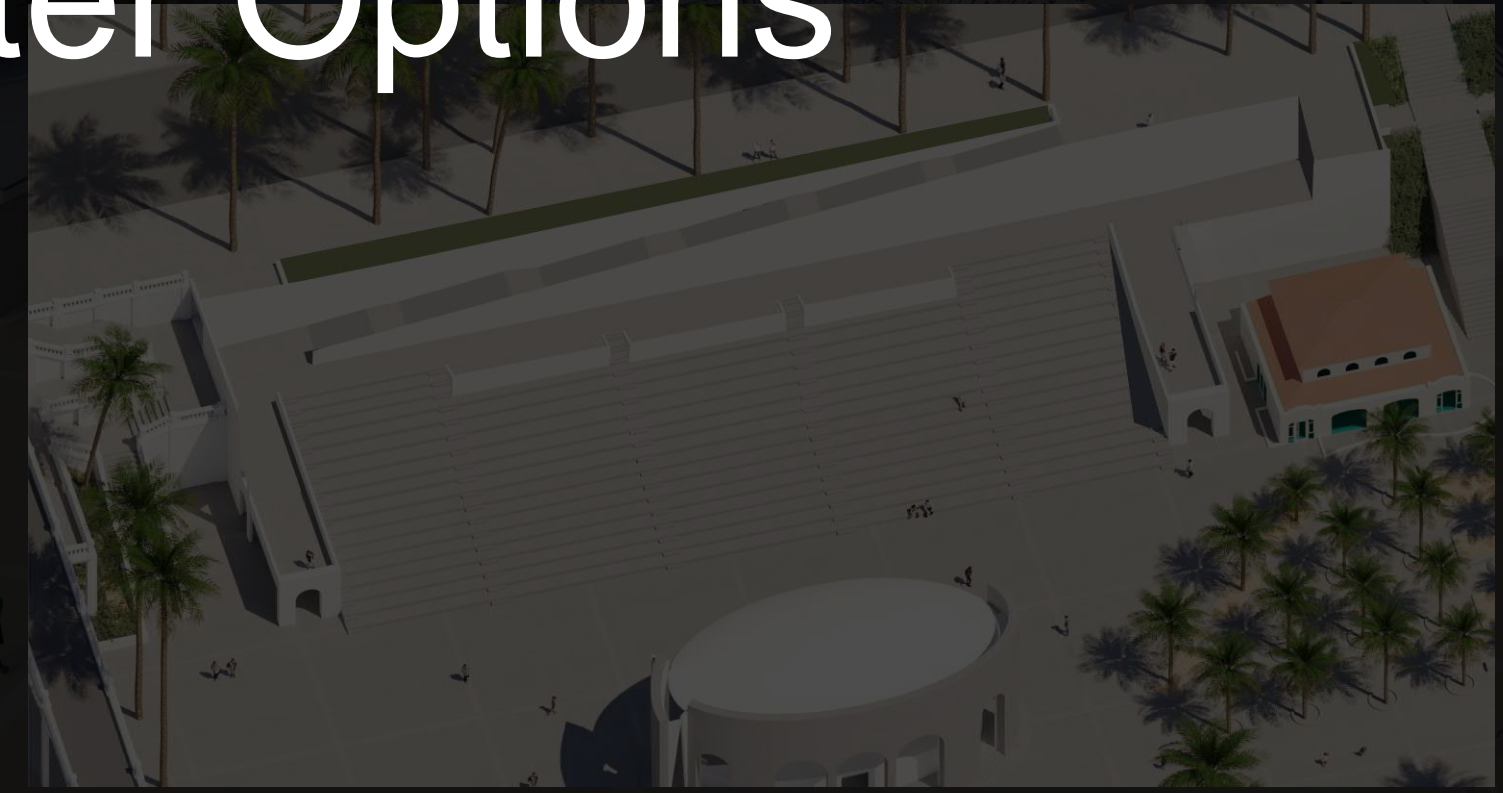
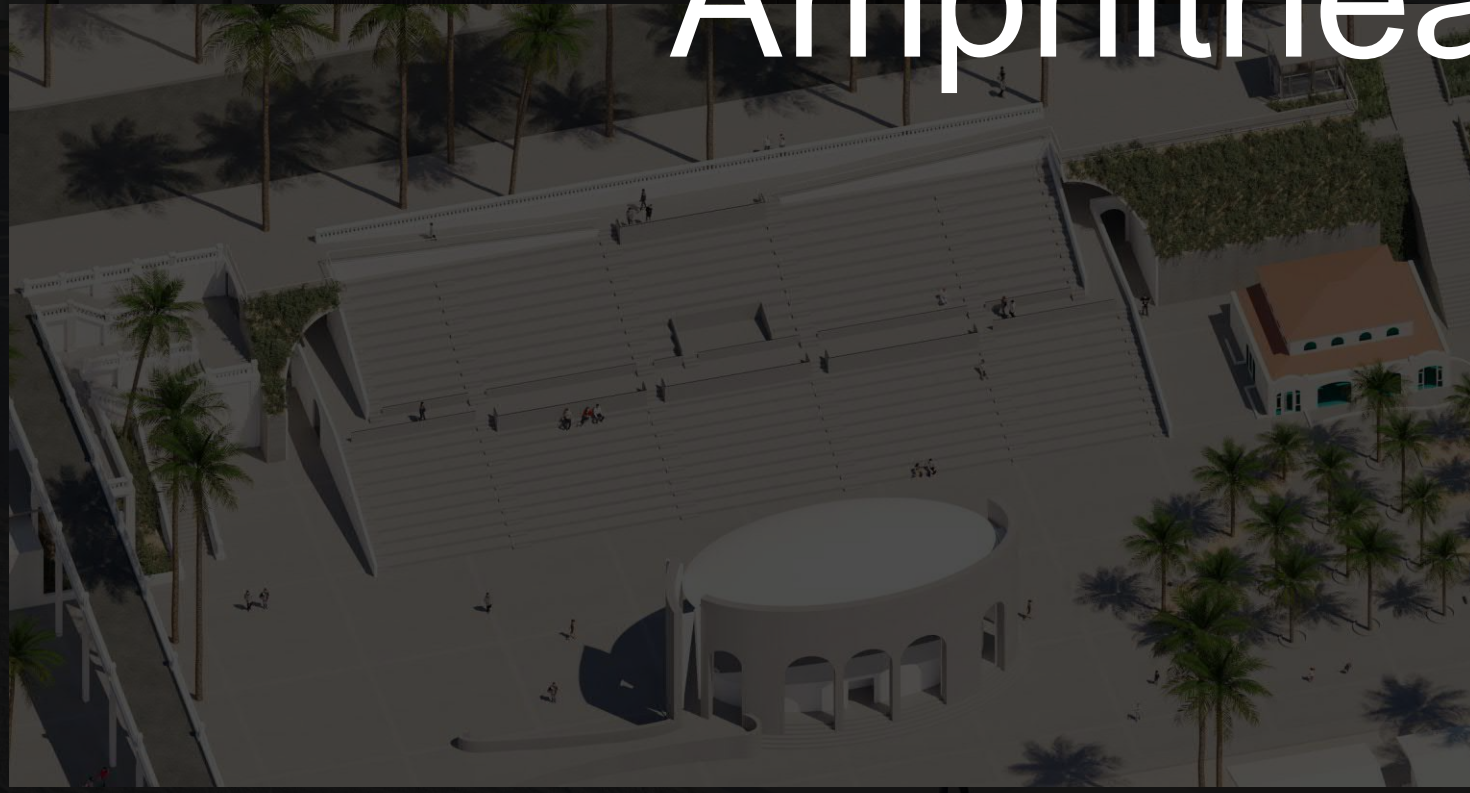
TWO BANDSHELL HEIGHT OPTIONS



TWO BANDSHELL HEIGHT OPTIONS



# Amphitheater Options

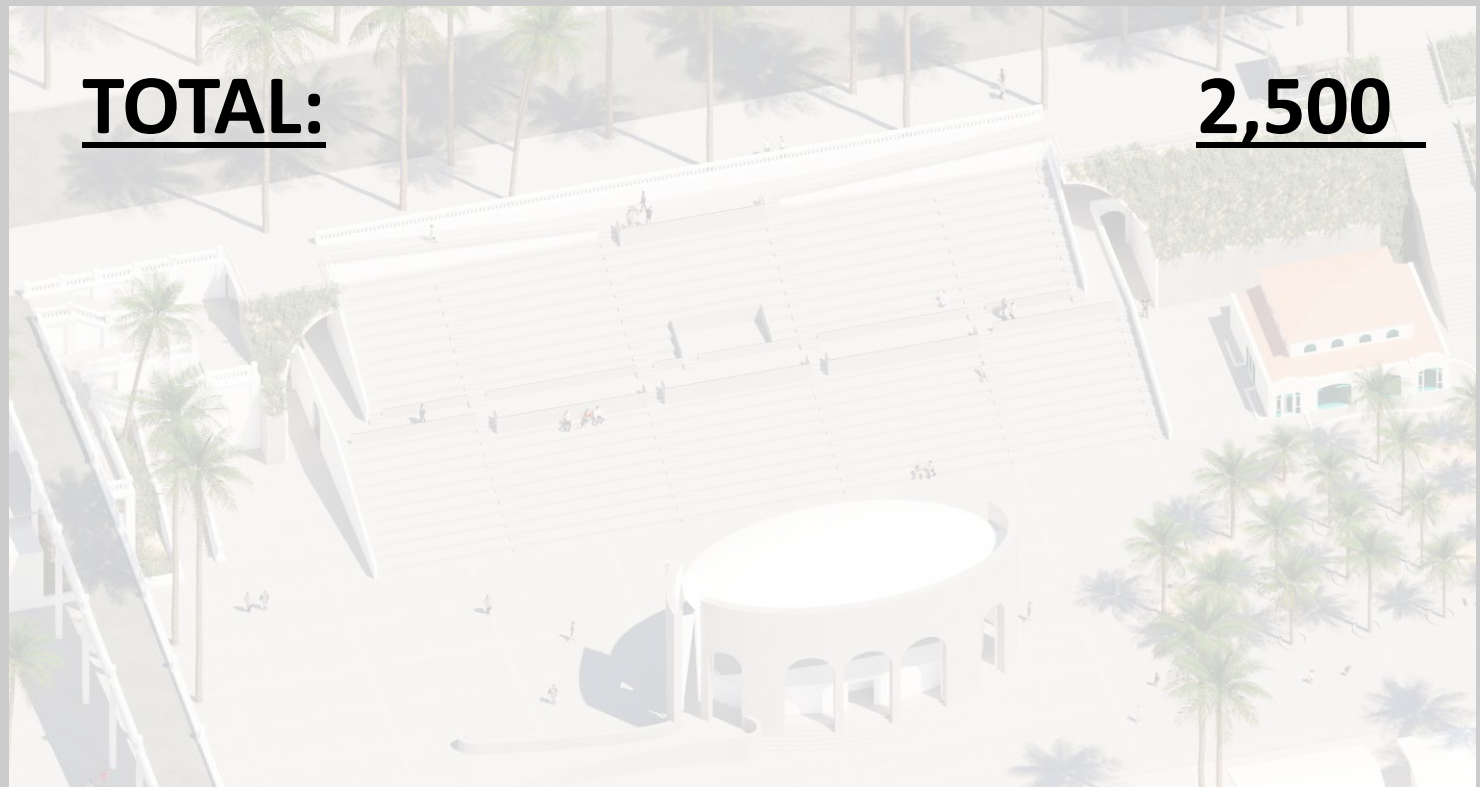
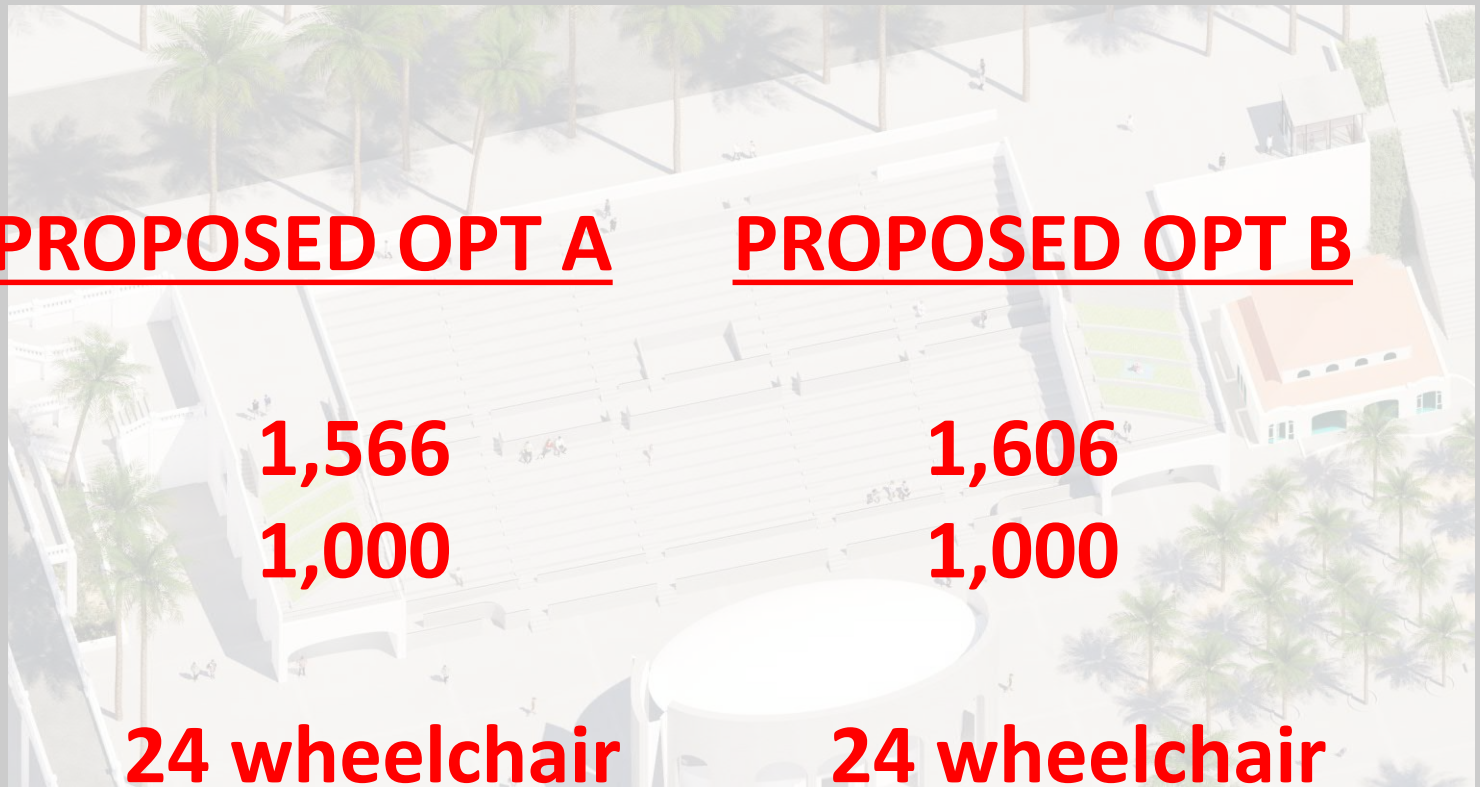
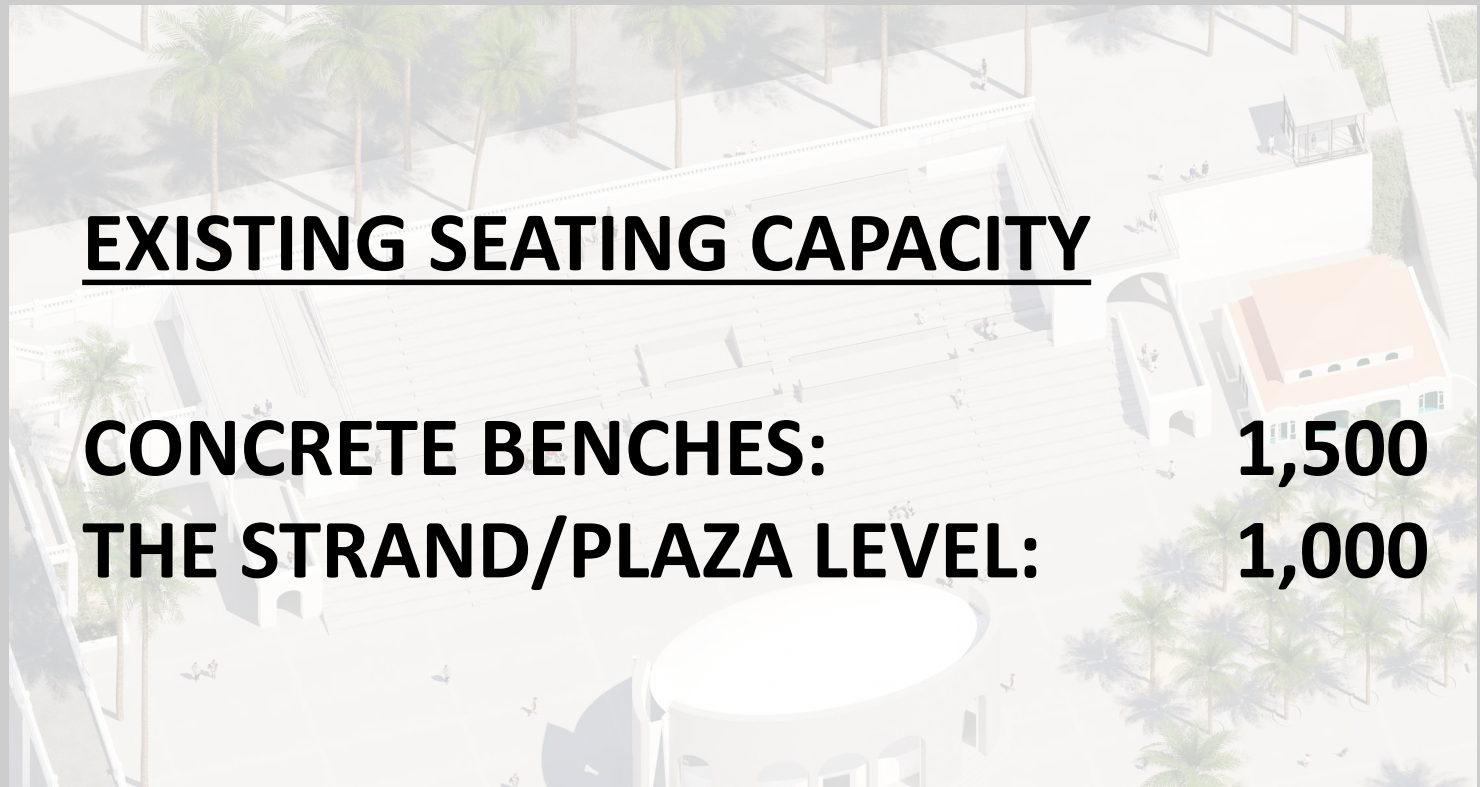


**EXISTING SEATING CAPACITY**

**CONCRETE BENCHES: 1,500**  
**THE STRAND/PLAZA LEVEL: 1,000**

**TOTAL: 2,500**

VENUE CAPACITY





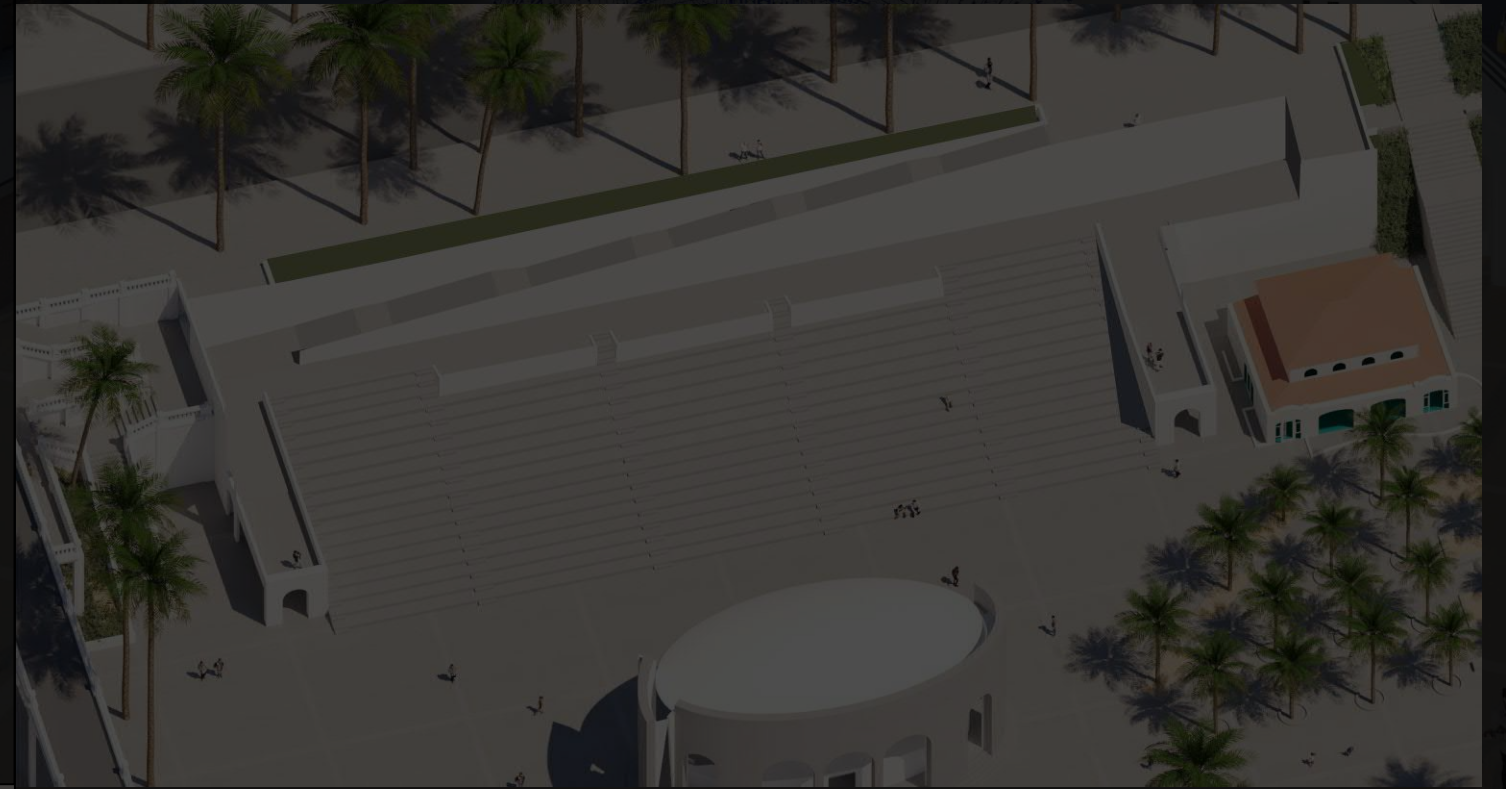
FOUR SEATING CONFIGURATIONS STUDIED



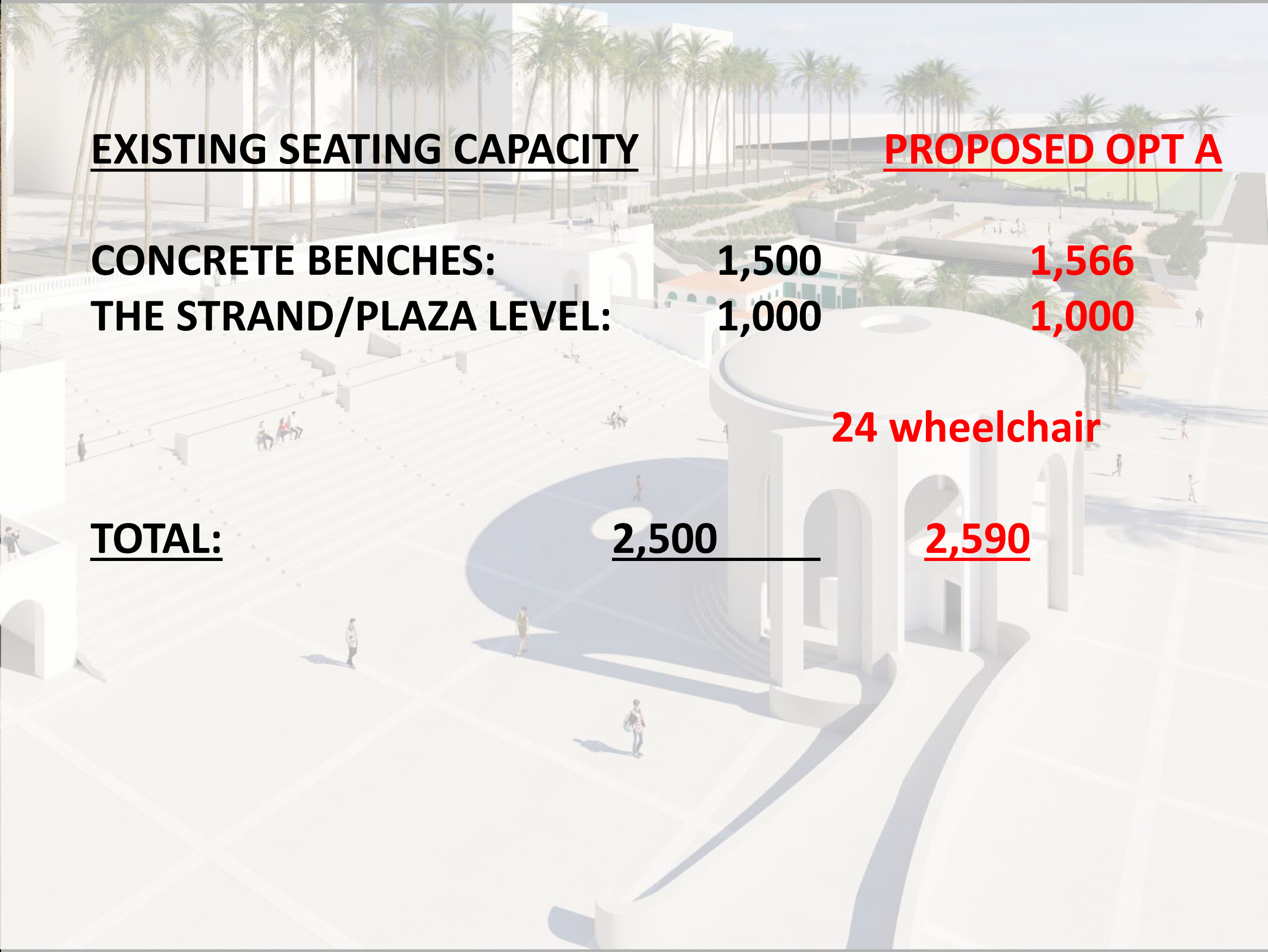
OPTION A



OPTION B



FOUR SEATING CONFIGURATIONS STUDIED



**EXISTING SEATING CAPACITY**

**PROPOSED OPT A**

**CONCRETE BENCHES:**

**1,500**

**1,566**

**THE STRAND/PLAZA LEVEL:**

**1,000**

**1,000**

**24 wheelchair**

**TOTAL:**

**2,500**

**2,590**

**CODE REQUIRED  
WHEELCHAIR SEATING**

**DISABLED ACCESS SITE  
ELEVATOR**



**NEW BANDSHELL**

**WIDENED SIDEWALK WITHIN  
THE PUBLIC RIGHT OF WAY BY  
REDUCING LANDSCAPED AREAS**

**N. PACIFIC STREET**



**STREET LEVEL**

PIER BRIDGE STAIRS

BEACH OPERATIONS  
CENTER STAIRS



STREET LEVEL



ADA ACCESS AND SITE ELEVATOR

DISABLED ACCESS  
ELEVATOR  
EL.: 13'-4" ABOVE  
ELEVATION OF PACIFIC  
STREET

**ENTRANCE AND  
EXITING**

**ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING**



**STREET LEVEL**

**DISABLED ACCESS  
ELEVATOR**



ENTRANCE/EXIT, WILL CALL & PRE- AND POST-FUNCTION



OPTION A

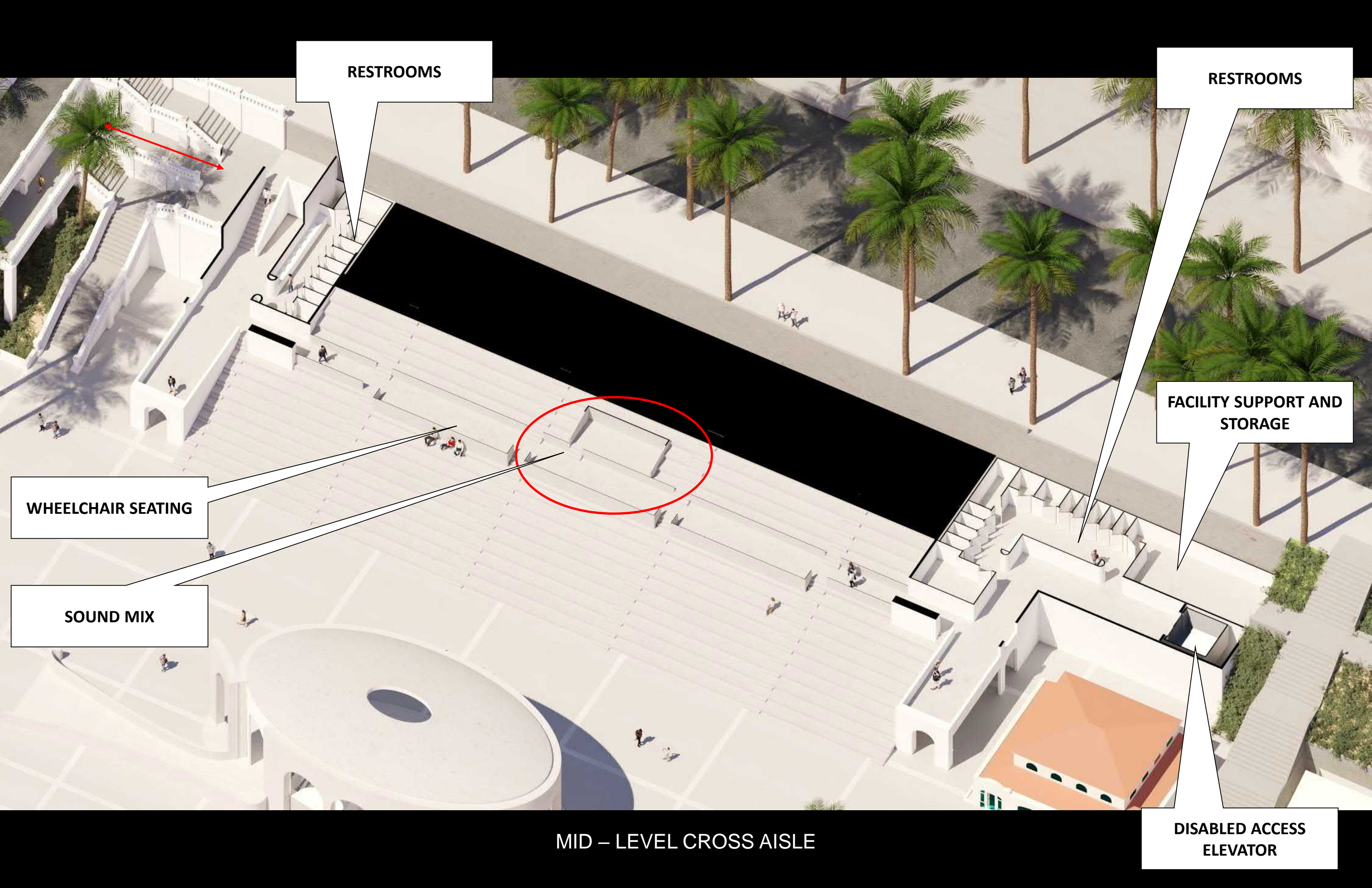
**WHEELCHAIR SEATING**

**WHEELCHAIR SEATING**

**DISABLED ACCESS  
ELEVATOR**

**STREET LEVEL**





**RESTROOMS**

**RESTROOMS**

**FACILITY SUPPORT AND STORAGE**

**WHEELCHAIR SEATING**

**SOUND MIX**

**DISABLED ACCESS ELEVATOR**

**MID – LEVEL CROSS AISLE**

**STORAGE**

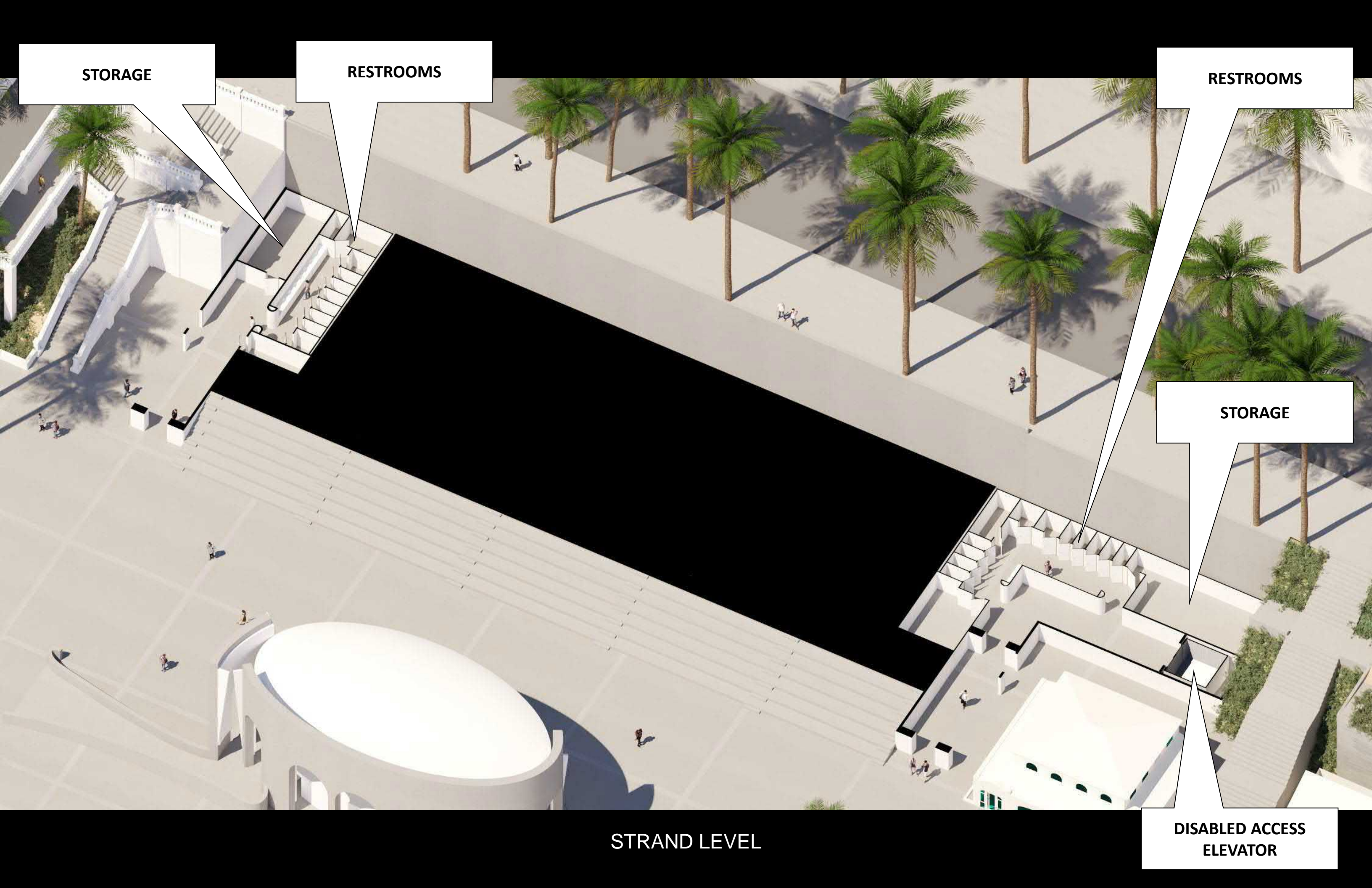
**RESTROOMS**

**RESTROOMS**

**STORAGE**

**STRAND LEVEL**

**DISABLED ACCESS  
ELEVATOR**



**REQUIRED DISABLED  
ACCESS ELEVATOR**



**OPTION A**

ENTRANCE AND  
EXITING

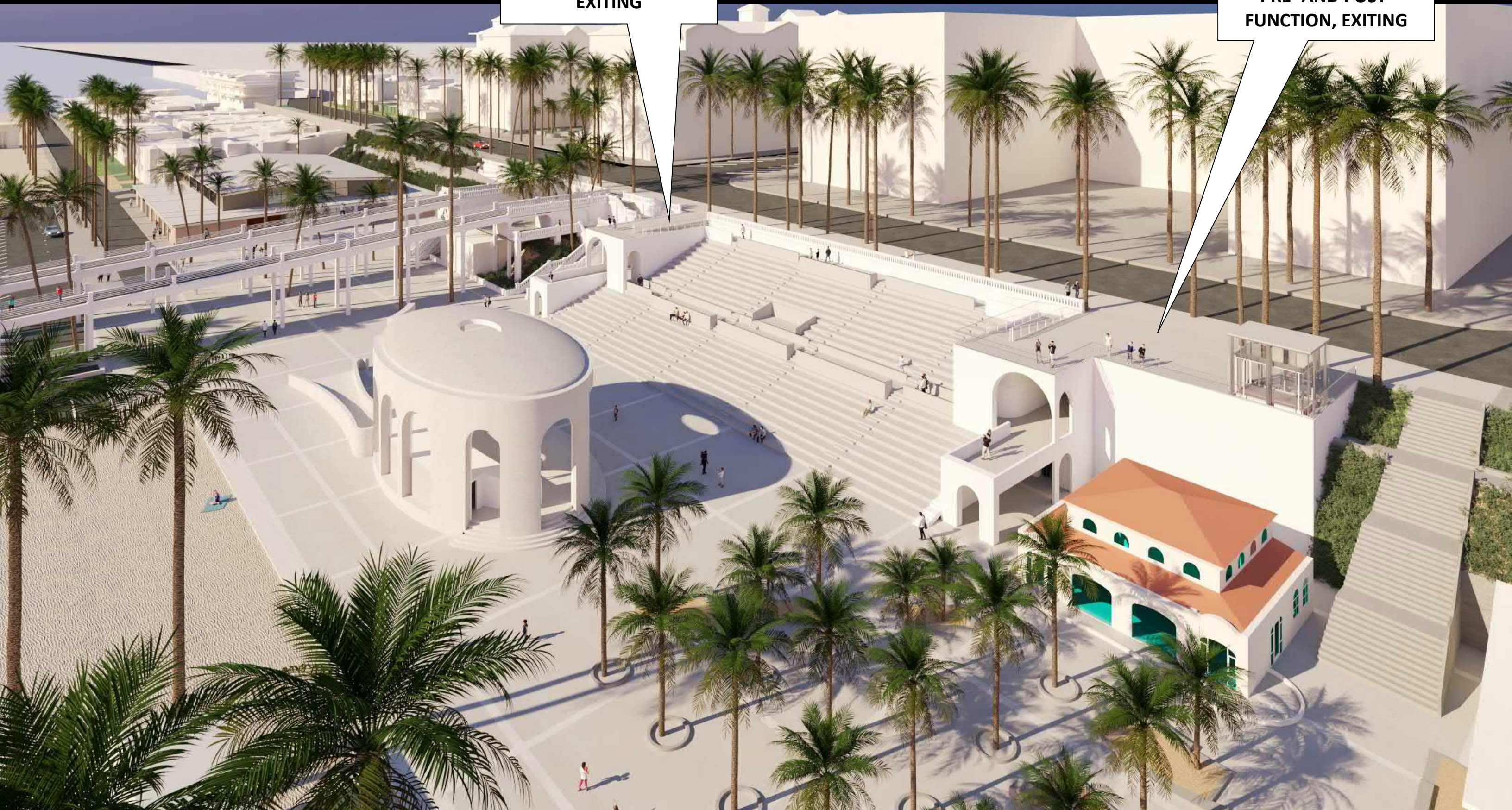
ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING



OPTION A

**ENTRANCE AND  
EXITING**

**ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING**

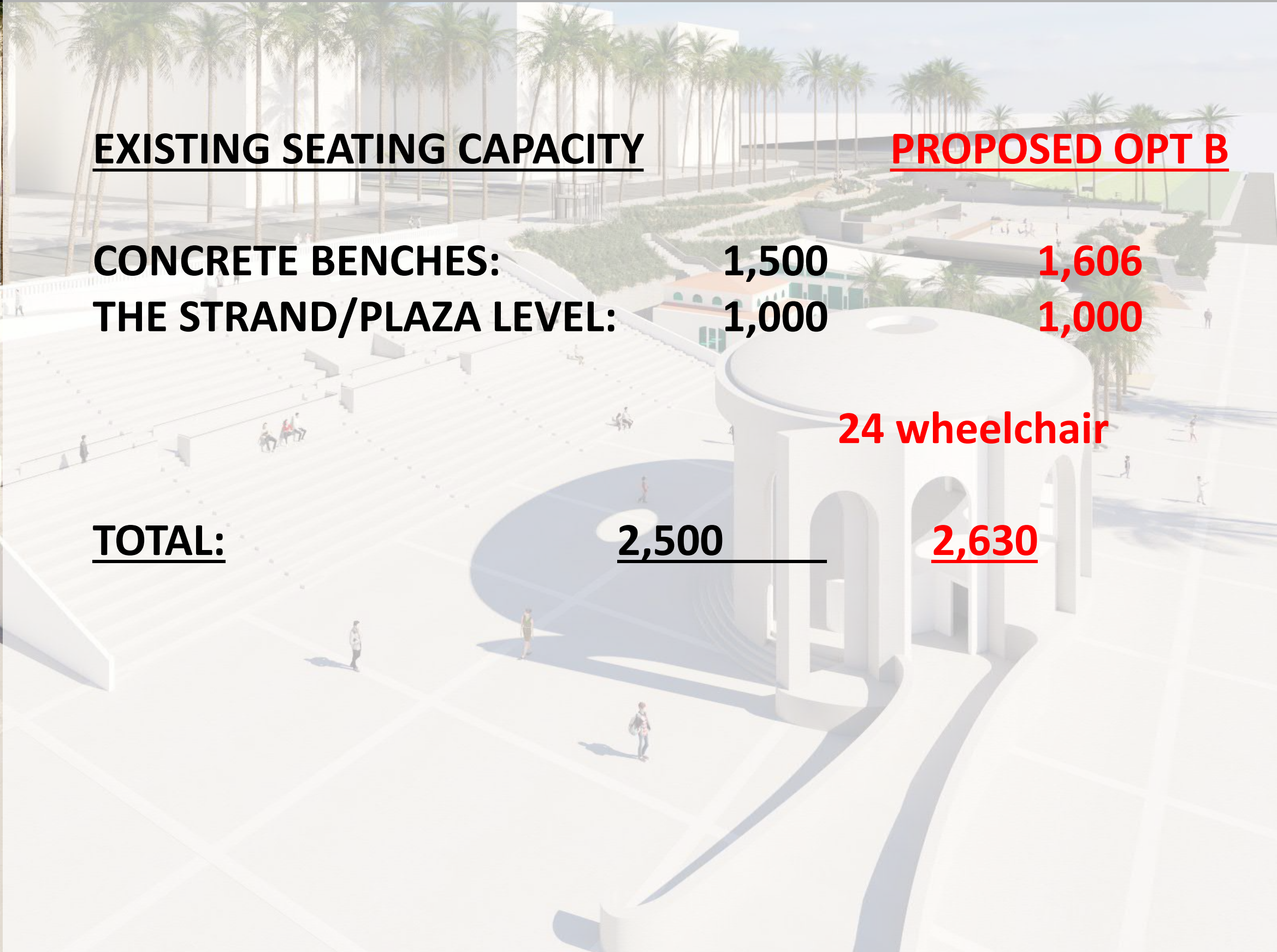


**OPTION A**

An architectural rendering of a courtyard design, labeled 'Option B'. The scene is set in a warm, arid climate, indicated by the numerous tall palm trees. The central feature is a large, circular, white pavilion with a flat roof and a series of arched openings around its perimeter. To the left of the pavilion is a large, tiered seating area or amphitheater, also rendered in white. The ground is paved with light-colored tiles in a grid pattern. In the background, there are more buildings, some with green accents, and a line of palm trees. The overall aesthetic is clean, modern, and minimalist, with a focus on geometric forms and open spaces. The text 'Option B' is overlaid in the center in a large, white, sans-serif font.

# Option B

OPTION B



**EXISTING SEATING CAPACITY**

**PROPOSED OPT B**

**CONCRETE BENCHES:**

**1,500**

**1,606**

**THE STRAND/PLAZA LEVEL:**

**1,000**

**1,000**

**24 wheelchair**

**TOTAL:**

**2,500**

**2,630**

**ENTRANCE AND  
EXITING**

**ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING**



**STREET LEVEL – OPTION A**

**DISABLED ACCESS  
ELEVATOR**



**REDUCED  
ENTRANCE/EXIT, AREA**

**RE-CONFIGURED  
RAMPS TO  
WHEELCHAIR SEATING**

**ENTRANCE/EXIT, WILL  
CALL AND PRE-POST  
FUNCTION AREA**

**17' REDUCTION IN  
DIMENSION**

**DISABLED ACCESS  
ELEVATOR**

**STREET LEVEL – OPTION B**

ENTRANCE AND  
EXITING

ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING



OPTION A

**REDUCED SIZE  
ENTRANCE AND  
EXITING**

**REDUCED SIZE  
ENTRANCE AND  
EXITING**



**OPTION B**

**REDUCED SIZE  
ENTRANCE AND  
EXITING**

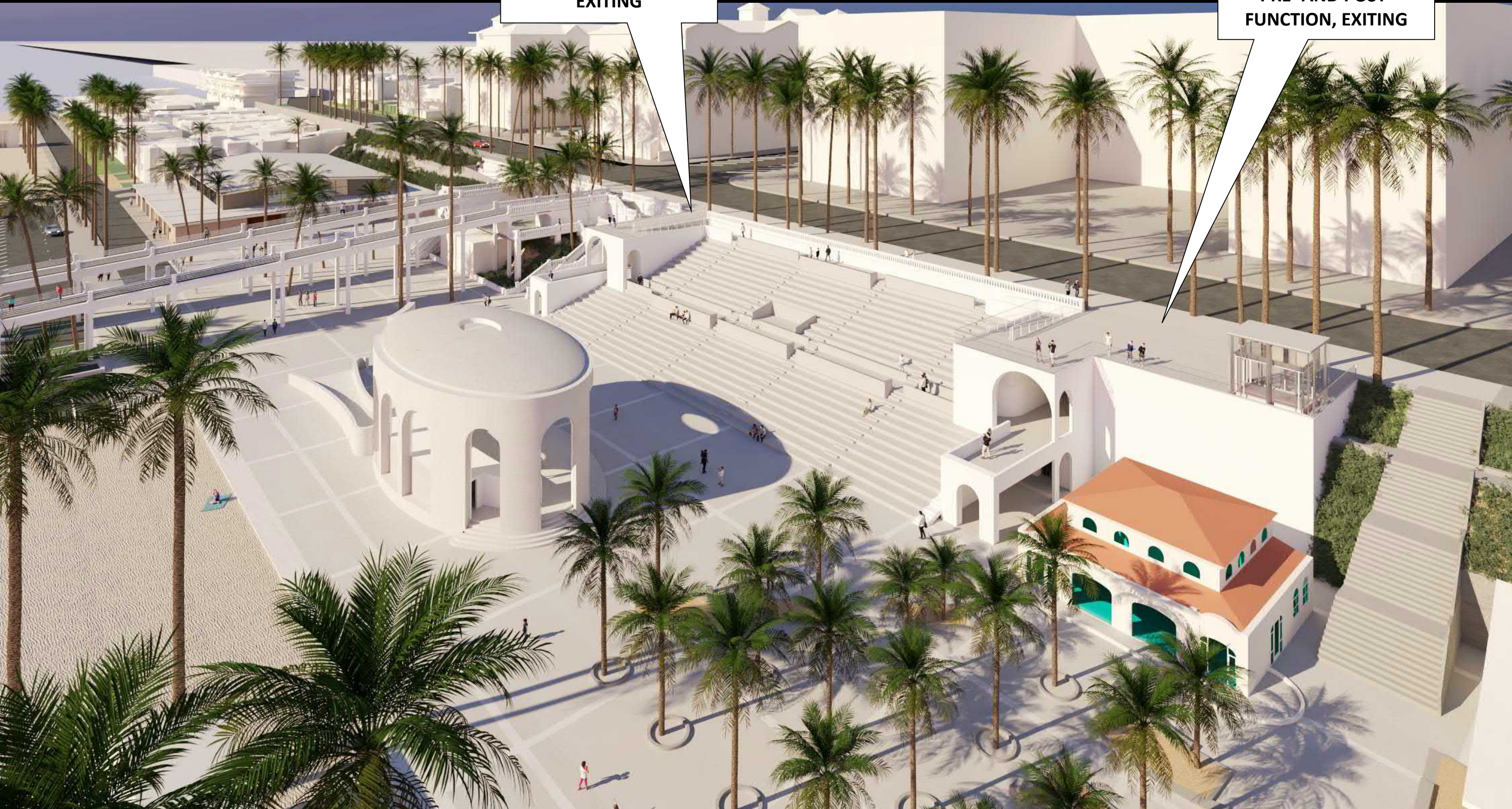
**DISABLED ACCESS SITE  
ELEVATOR**



**OPTION B**

**ENTRANCE AND  
EXITING**

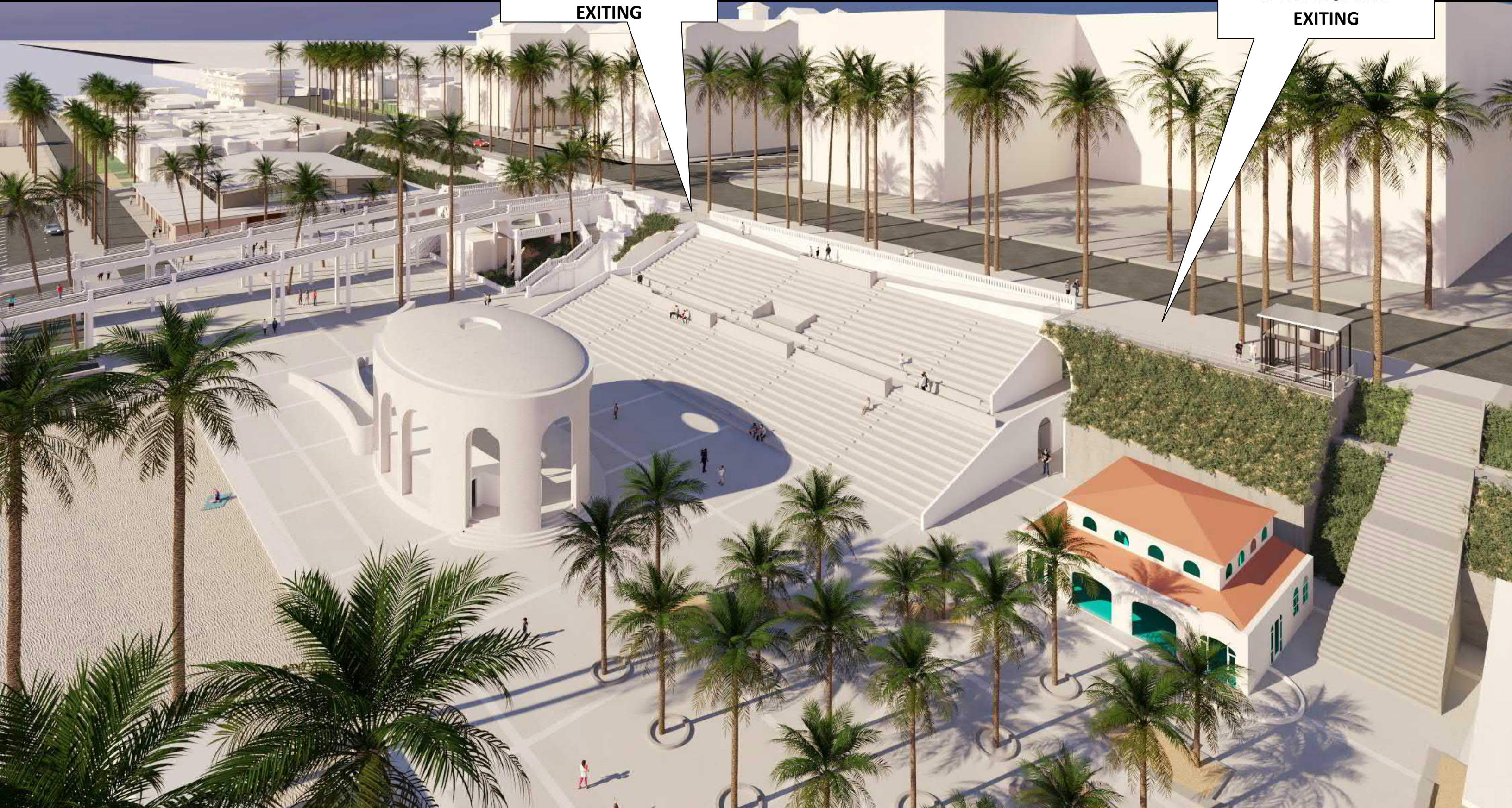
**ENTRANCE, WILL-CALL,  
PRE- AND POST-  
FUNCTION, EXITING**



**OPTION A**

**REDUCED SIZE  
ENTRANCE AND  
EXITING**

**REDUCED SIZE  
ENTRANCE AND  
EXITING**



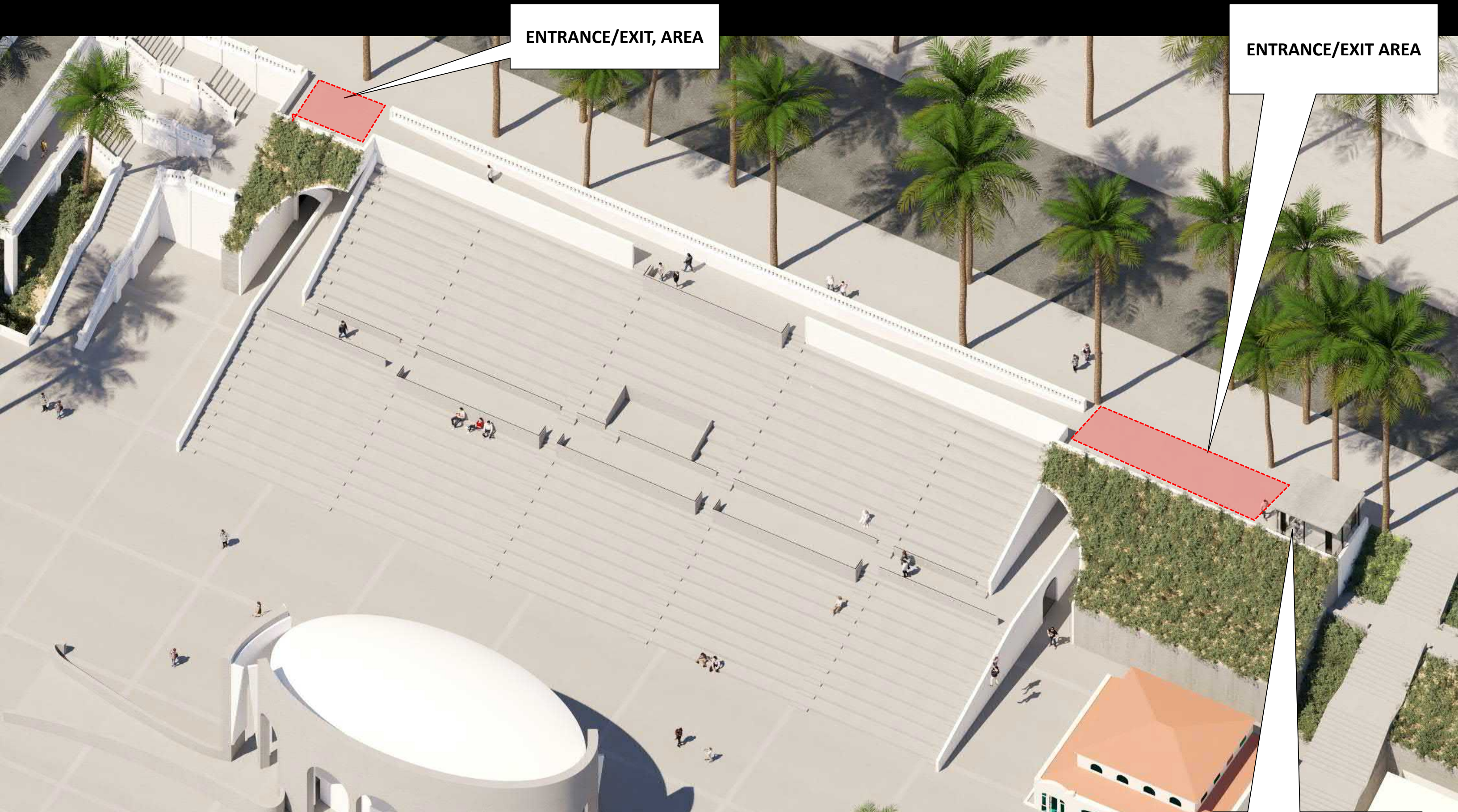
**OPTION B**

**WIDENED SIDEWALK WITHIN  
THE PUBLIC RIGHT OF WAY BY  
REDUCING LANDSCAPED AREAS**

**N. PACIFIC STREET**



**STREET LEVEL**



**ENTRANCE/EXIT, AREA**

**ENTRANCE/EXIT AREA**

**DISABLED ACCESS  
ELEVATOR**

**STREET LEVEL**

**WHEELCHAIR SEATING**

**WHEELCHAIR SEATING**

**STREET LEVEL**

**DISABLED ACCESS  
ELEVATOR**





**RESTROOMS**

**RESTROOMS**

**WHEELCHAIR SEATING**

**DISABLED ACCESS  
ELEVATOR**

**MID – LEVEL CROSS AISLE**

**STORAGE**

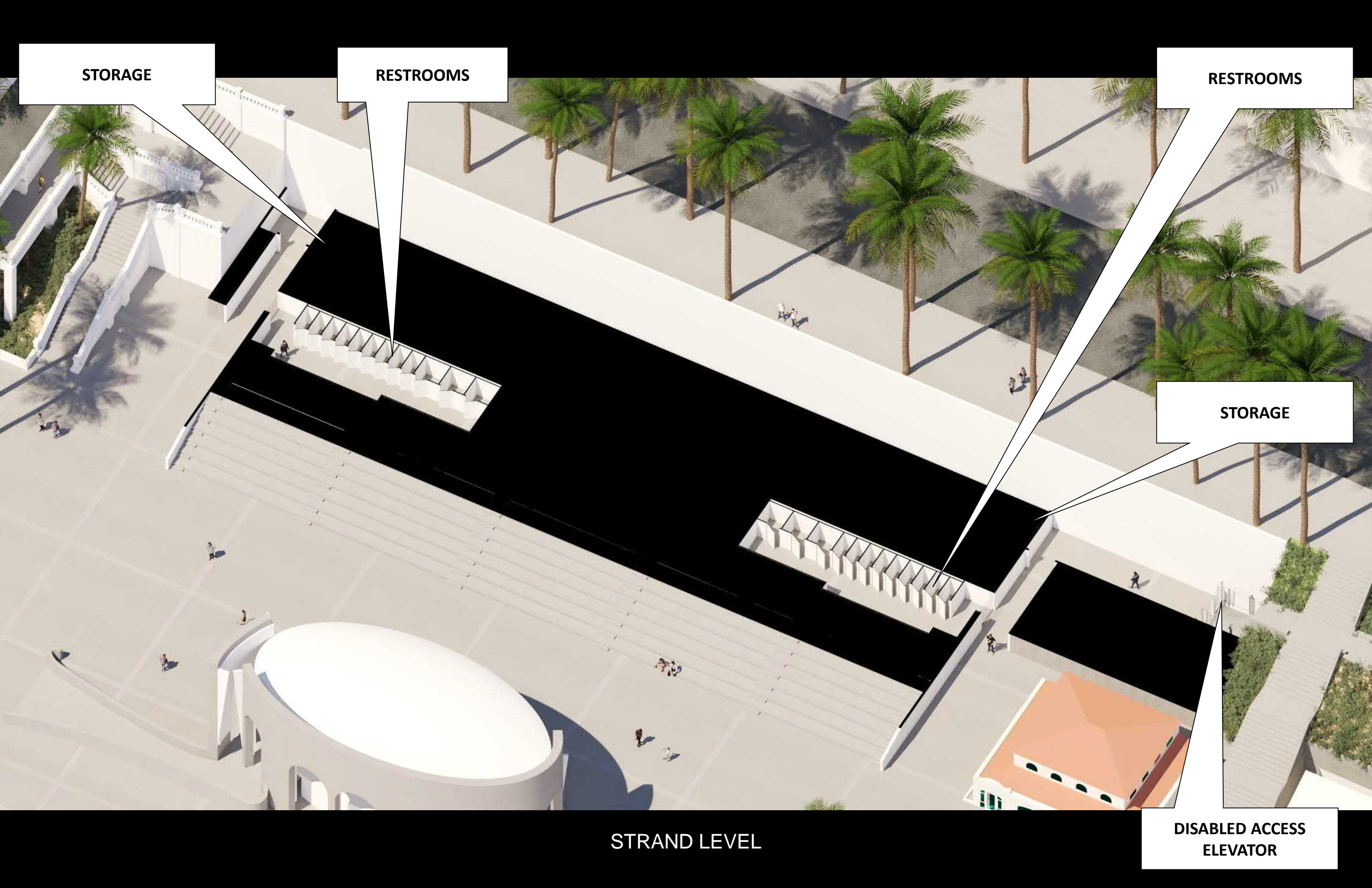
**RESTROOMS**

**RESTROOMS**

**STORAGE**

**STRAND LEVEL**

**DISABLED ACCESS  
ELEVATOR**

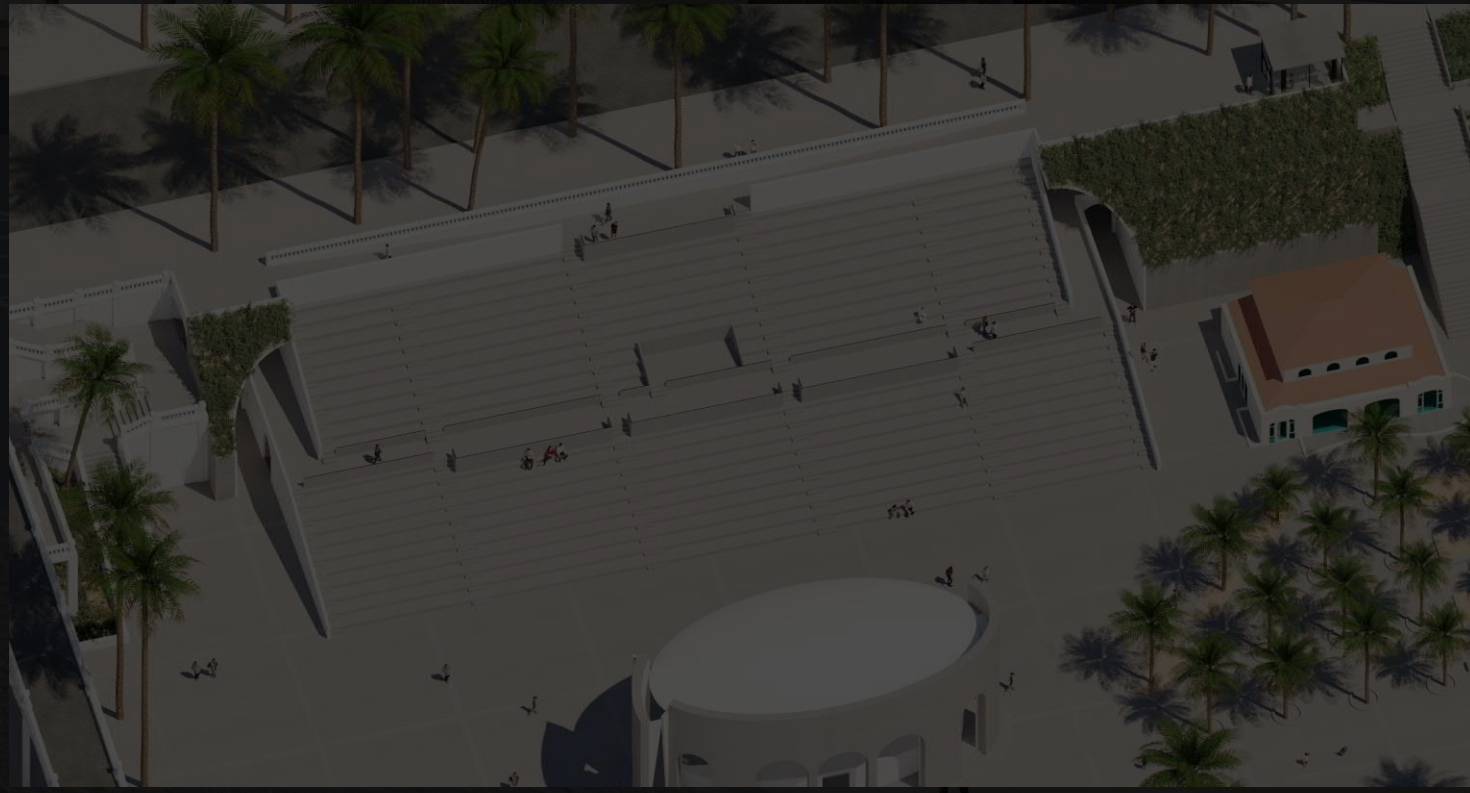
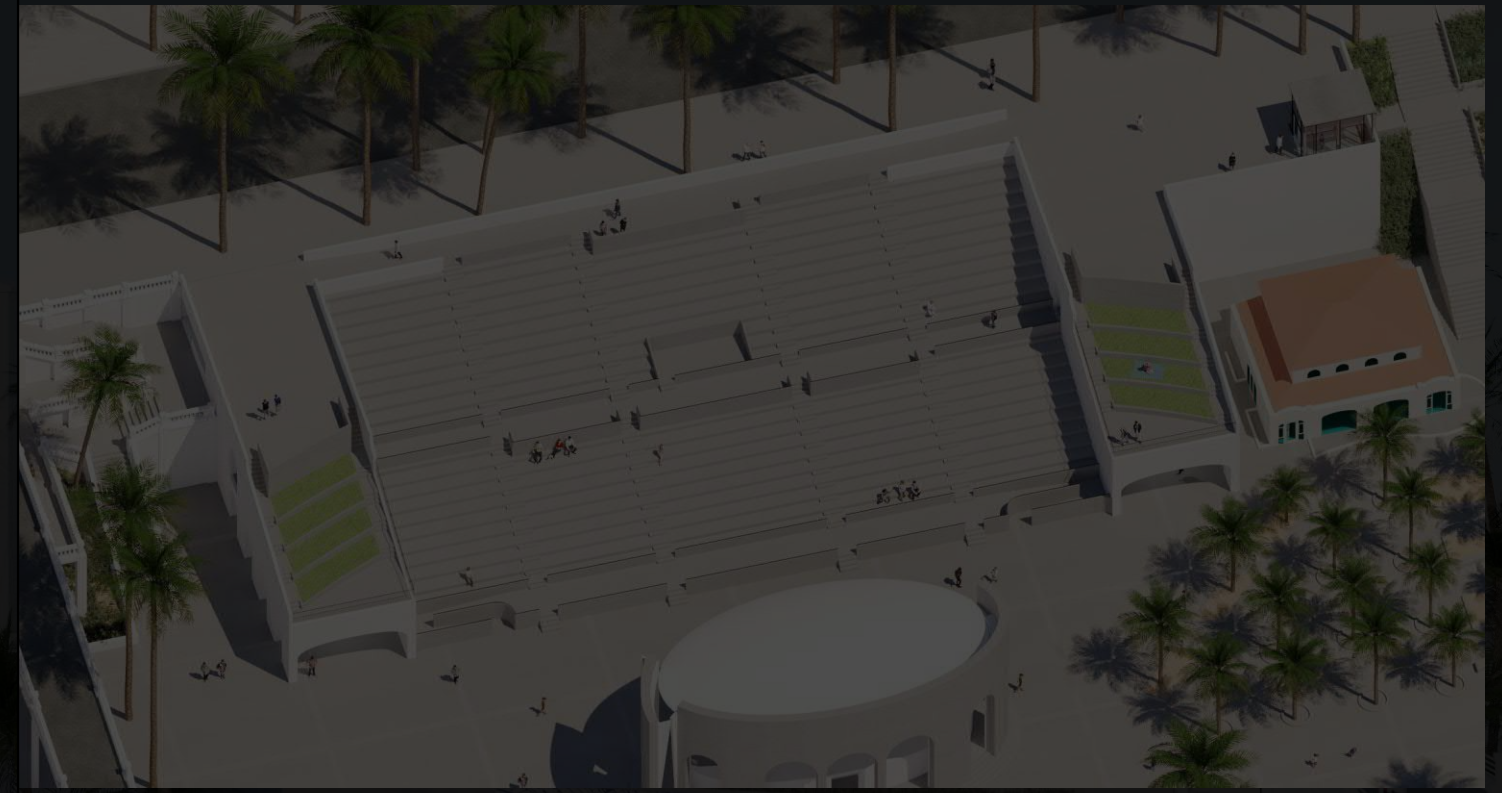
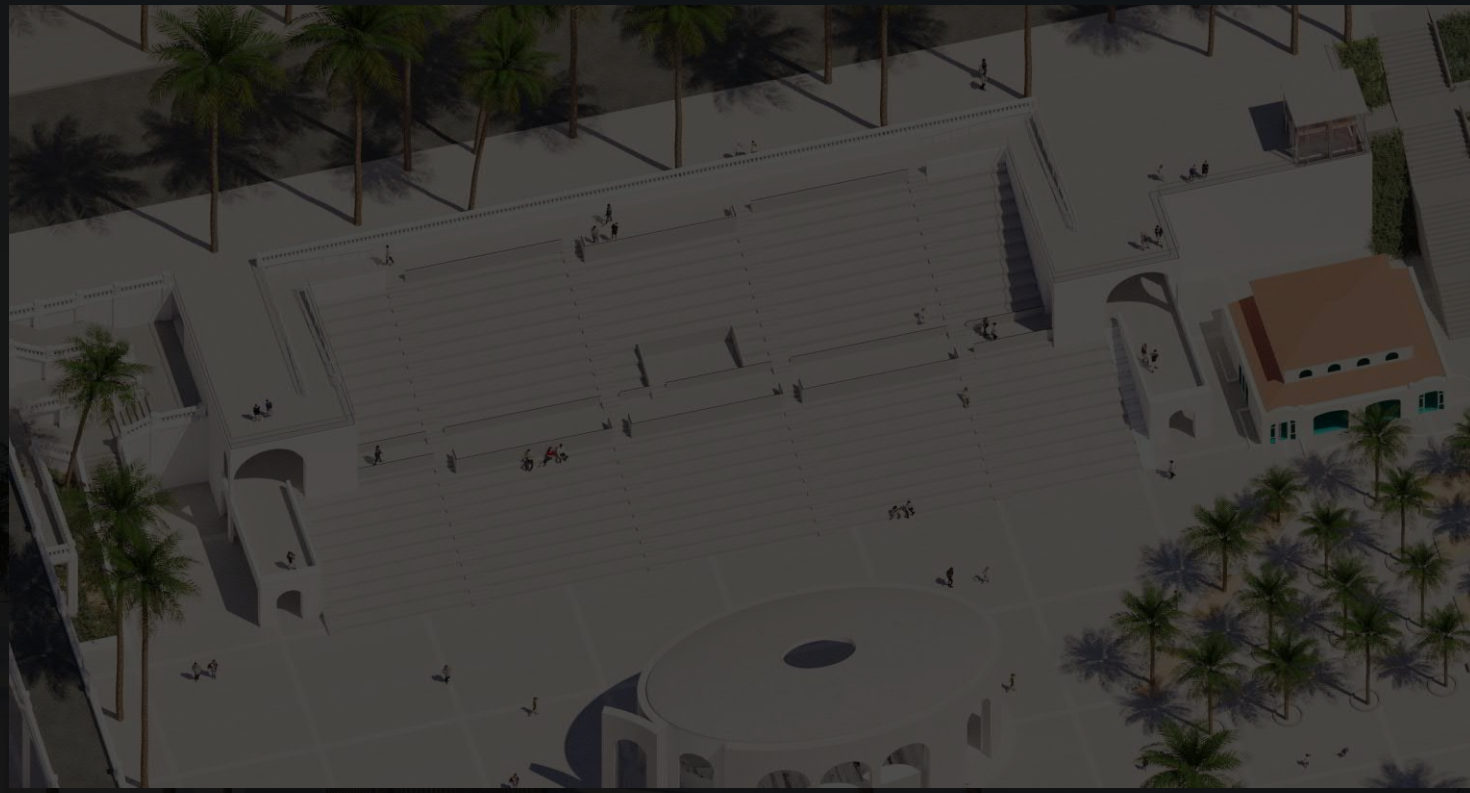




OPTION B



OPTION B WITH REDUCED BANDSHELL HEIGHT



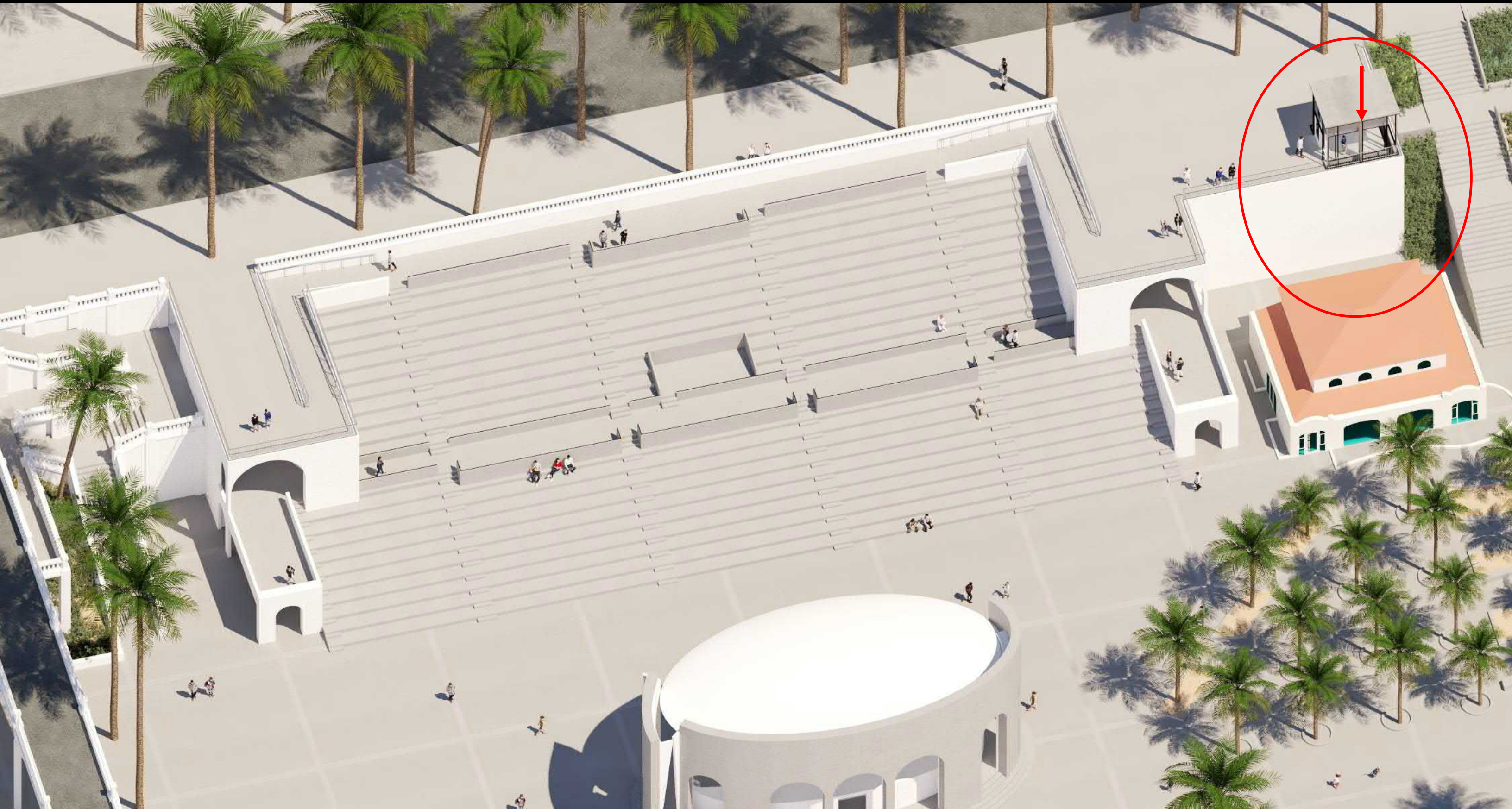
OPTION D

FOUR SEATING CONFIGURATIONS STUDIED

**DISABLED ACCESS  
ELEVATOR  
EL.: 13'-4" ABOVE ELEVATION  
OF PACIFIC STREET**



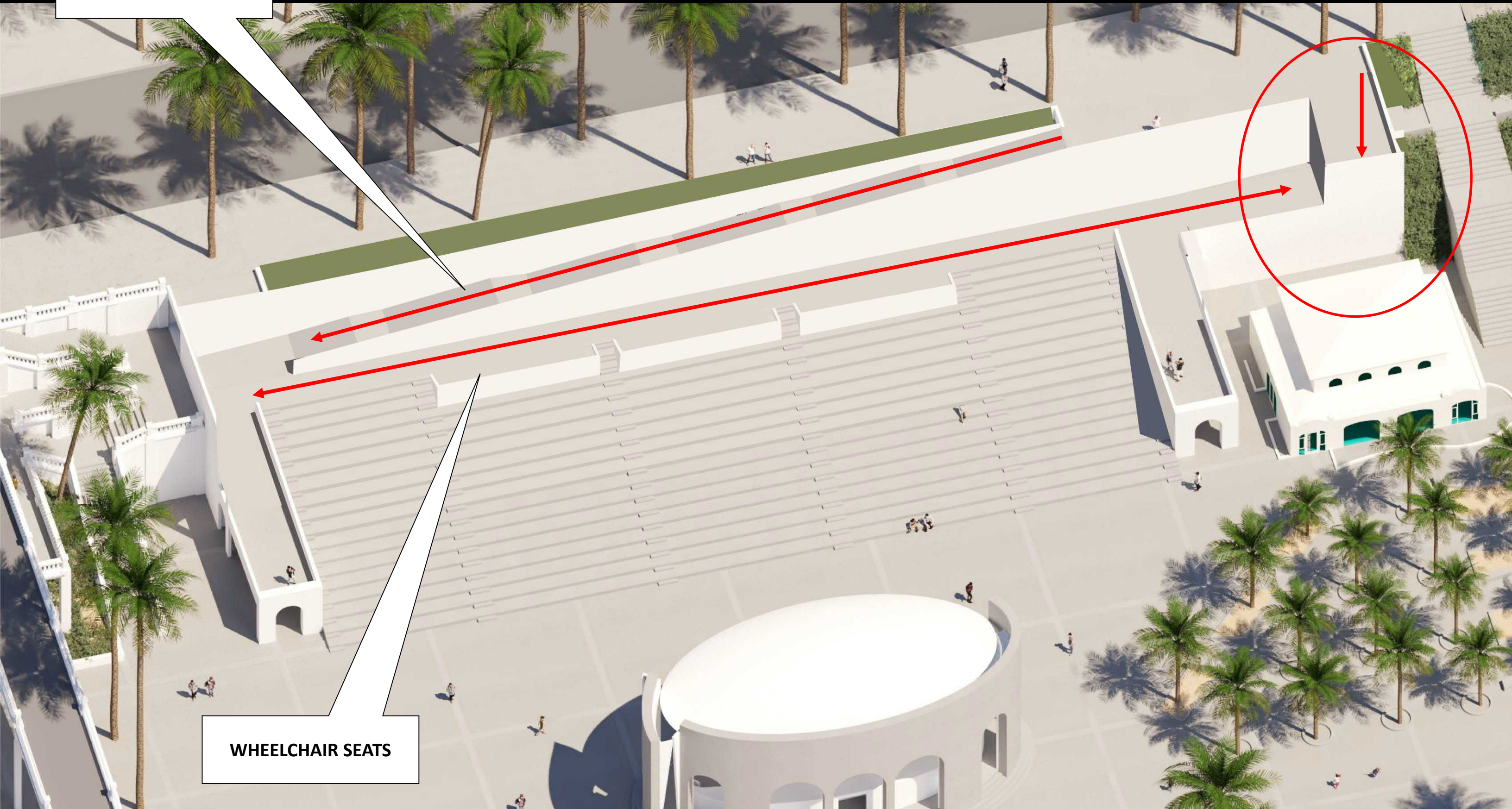
**OPTION A: SITE ELEVATOR**



OPTION A

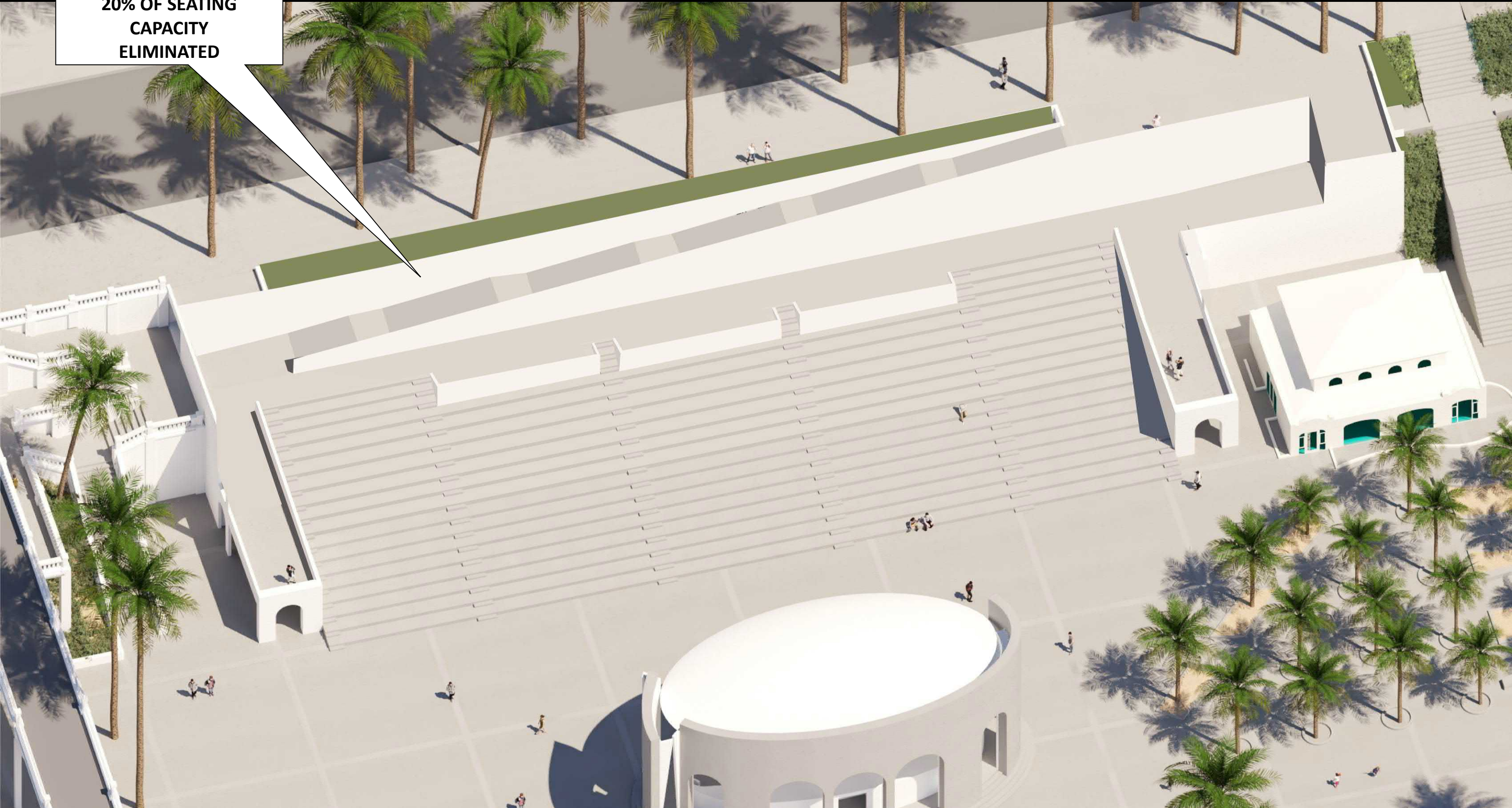
200 FEET OF RAMP

WHEELCHAIR SEATS

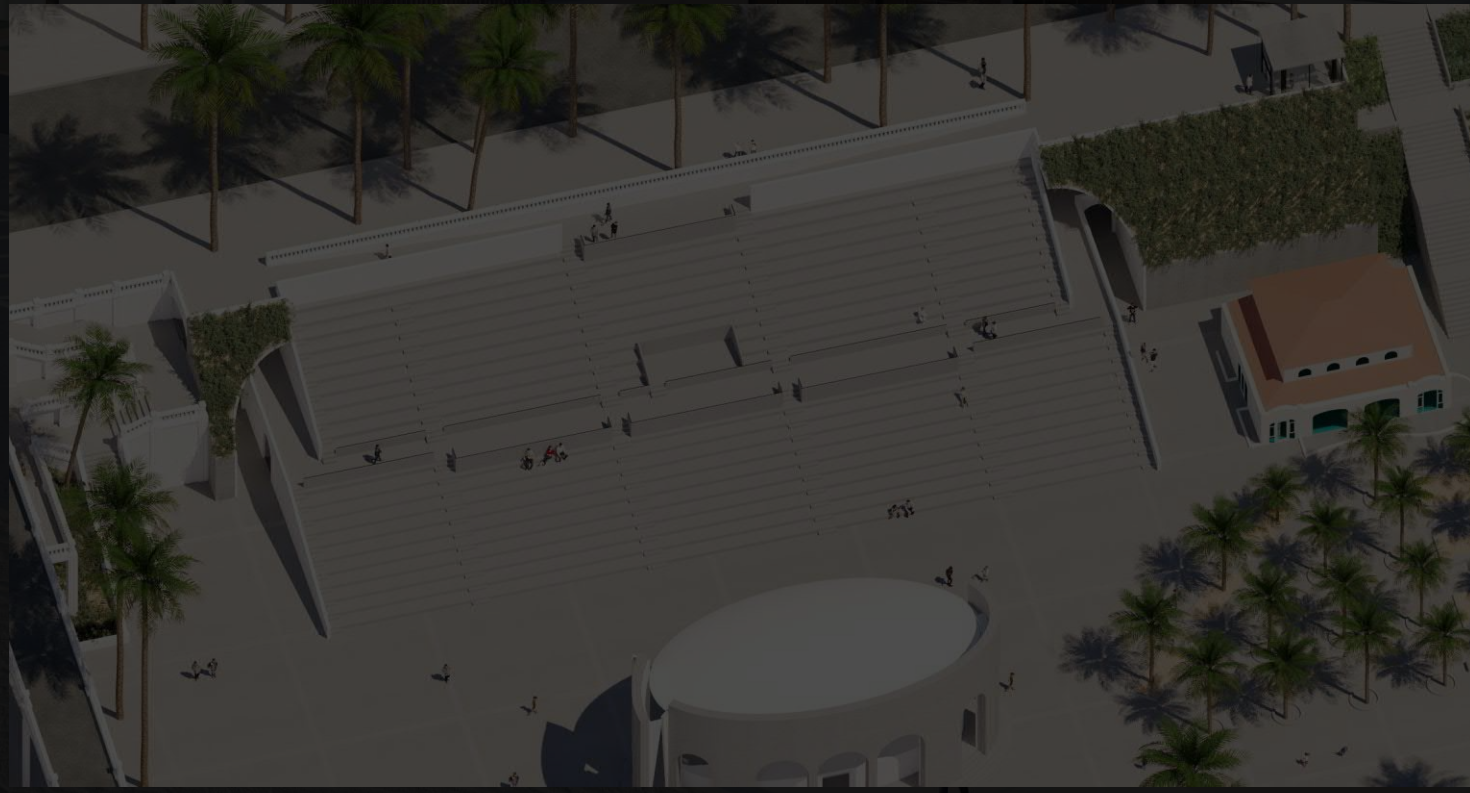
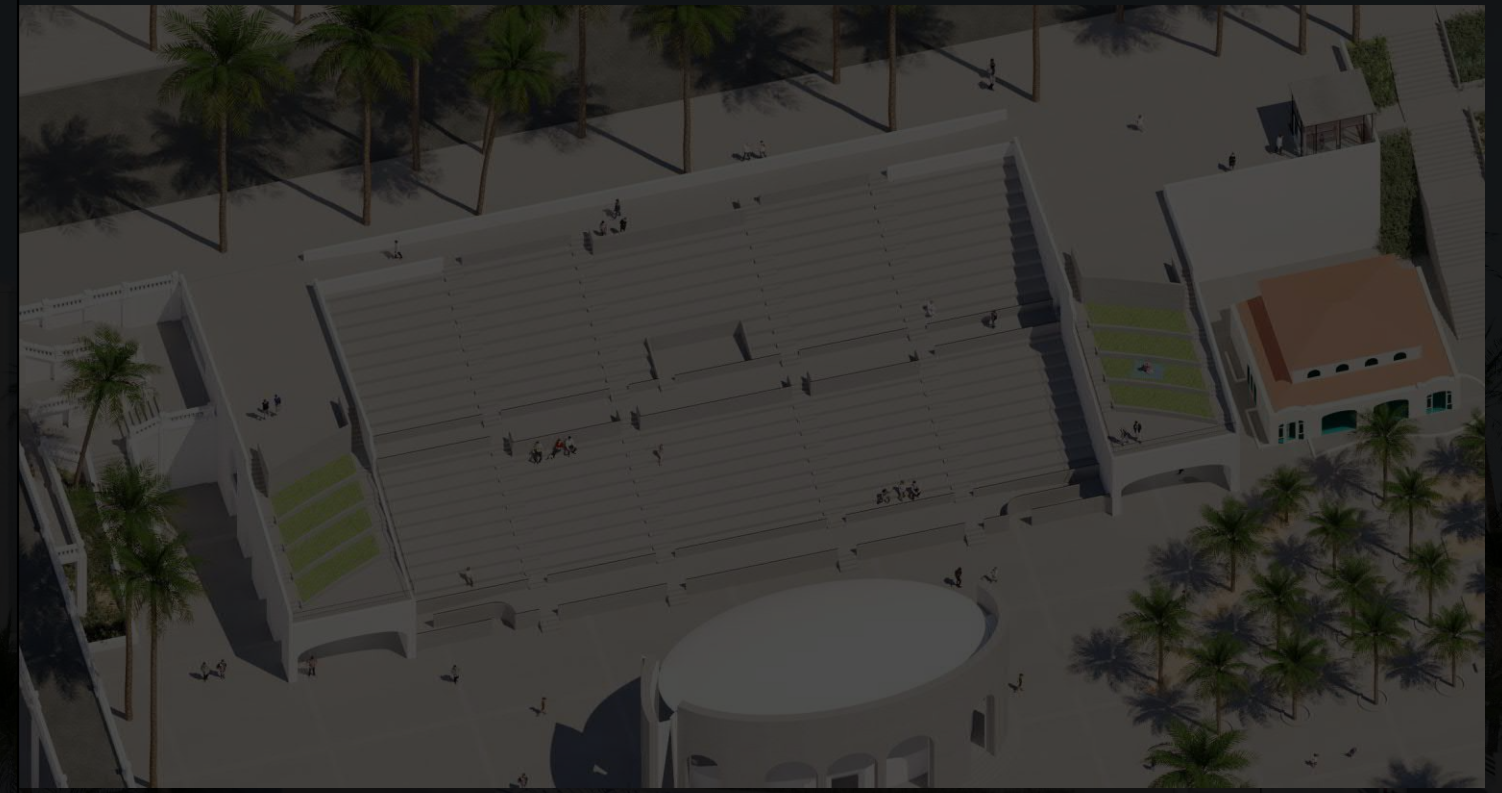


OPTION D

**300 SEATS OR  
APPROXIMATELY  
20% OF SEATING  
CAPACITY  
ELIMINATED**

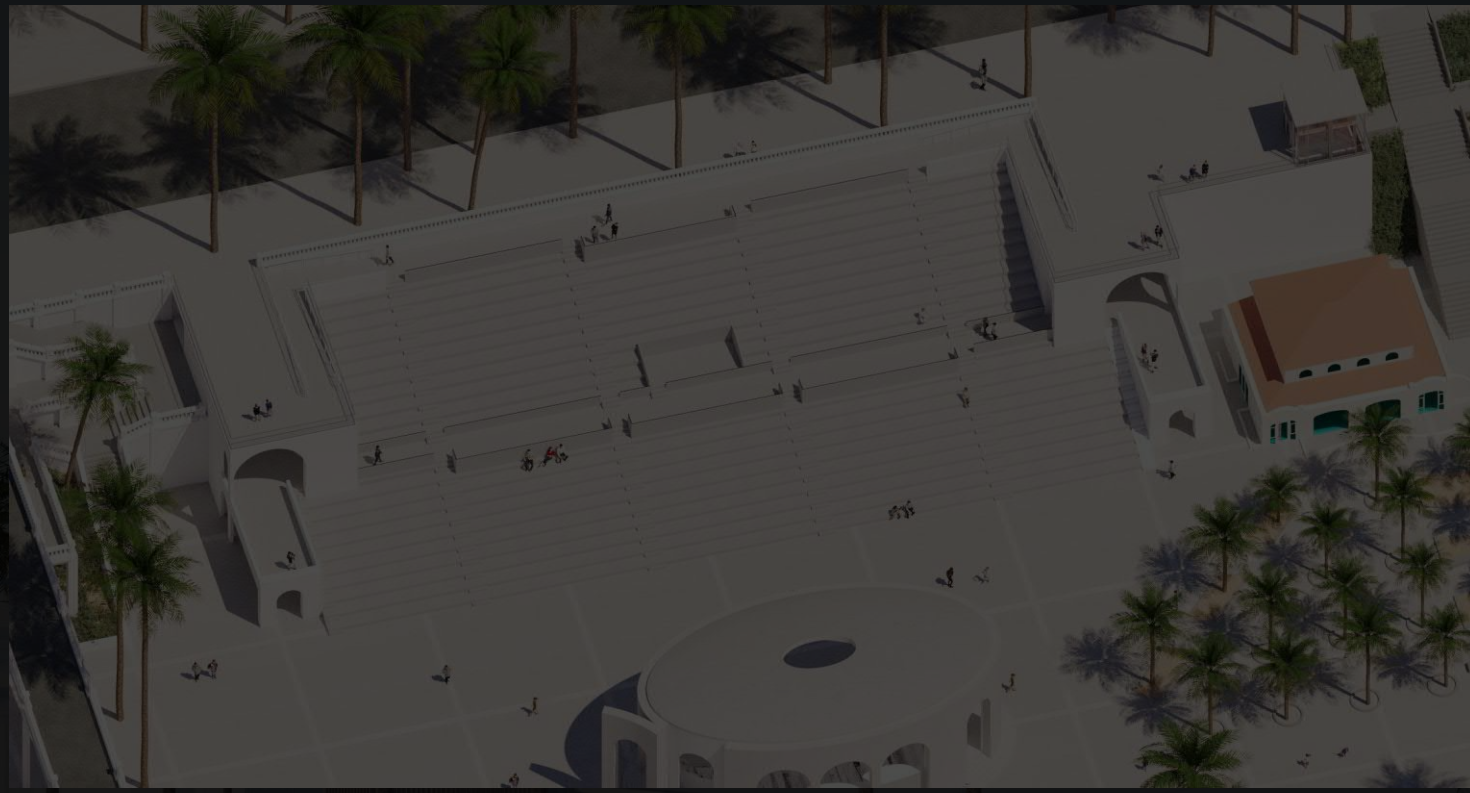


**OPTION A CAPACITY: 1,566 SEATS AT CONCRETE BENCHES  
OPTION D WITH SITE RAMP CAPACITY: 1,266 SEATS**

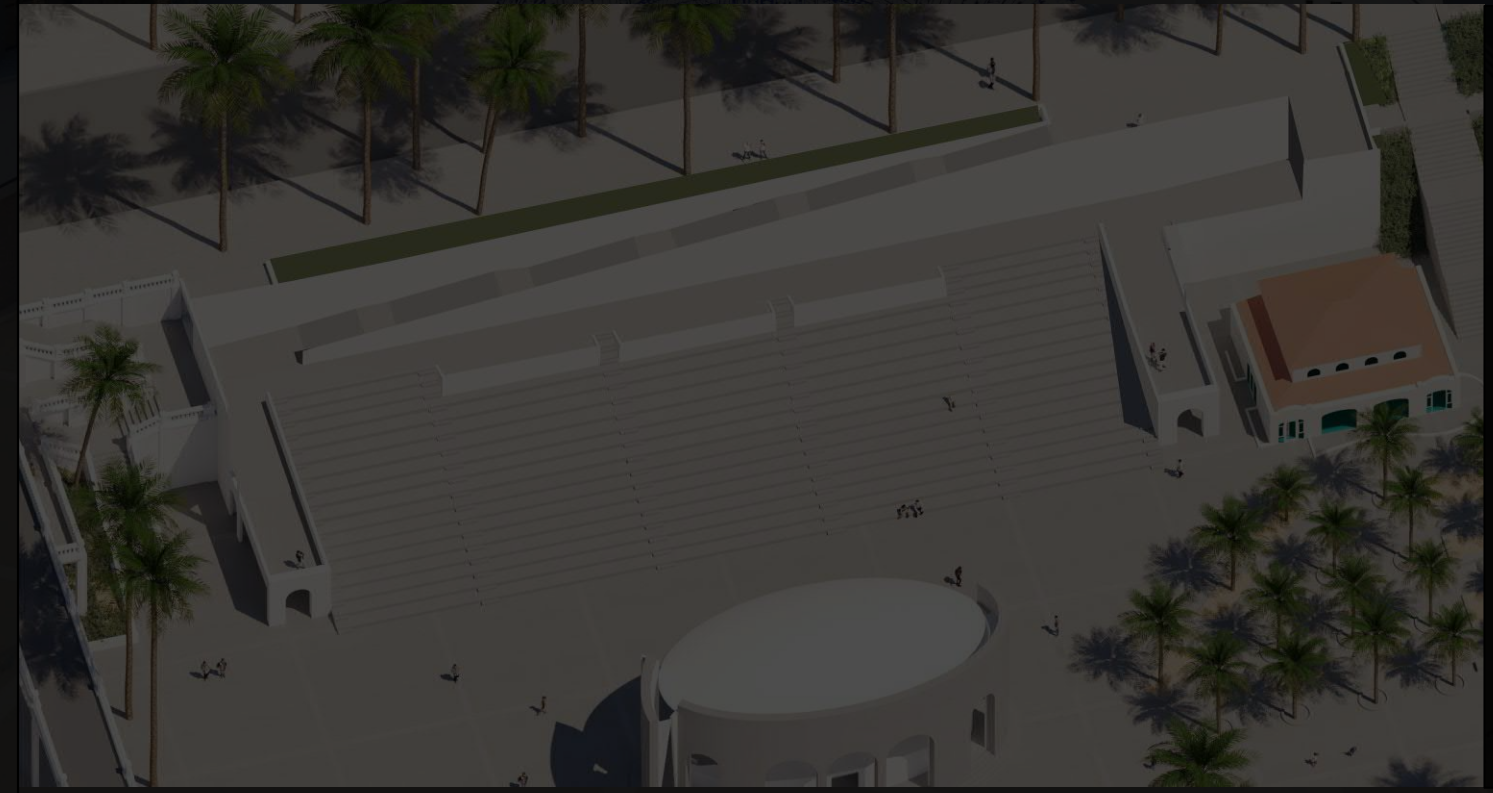
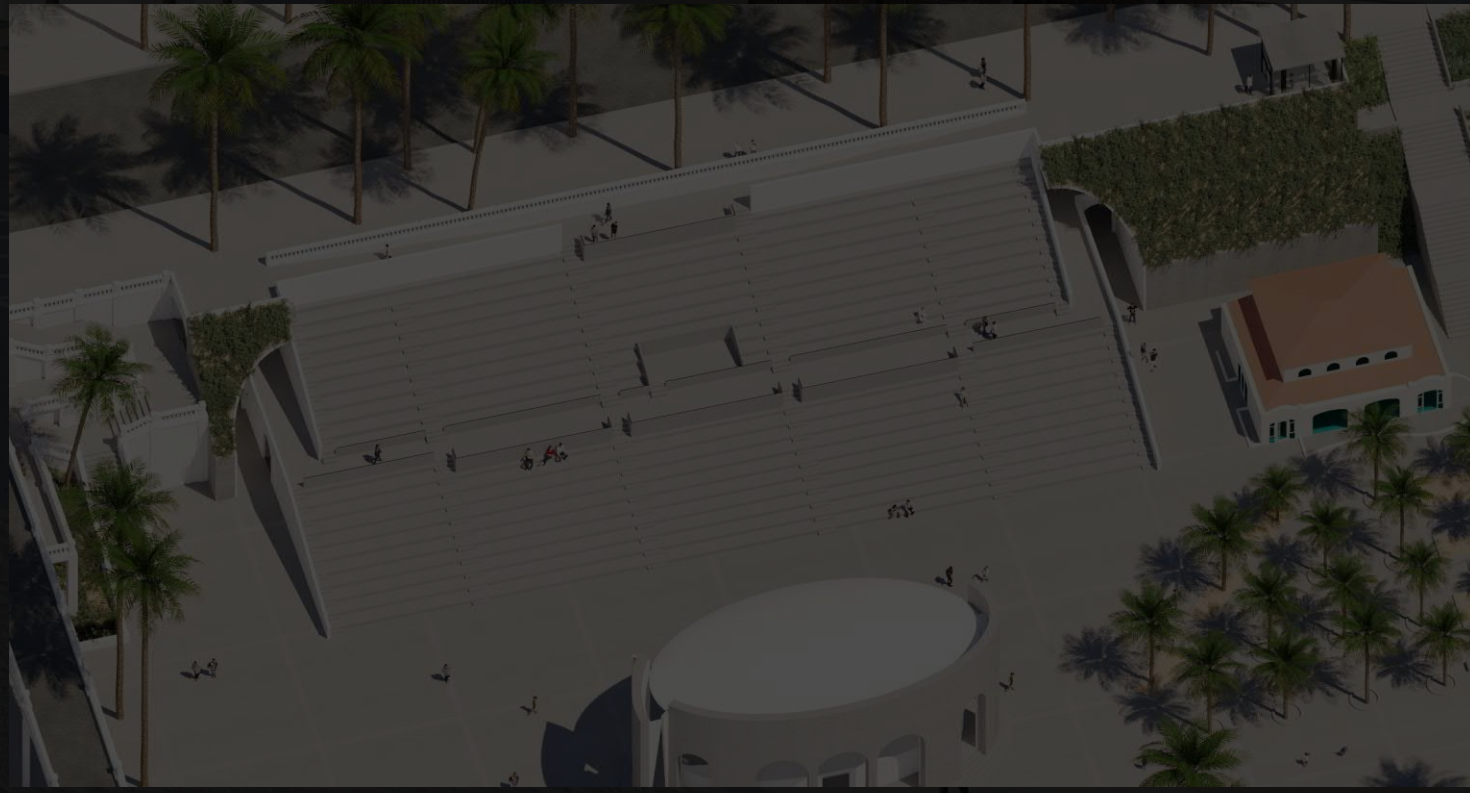


OPTION D

FOUR SEATING CONFIGURATIONS STUDIED



OPTION C



FOUR SEATING CONFIGURATIONS STUDIED

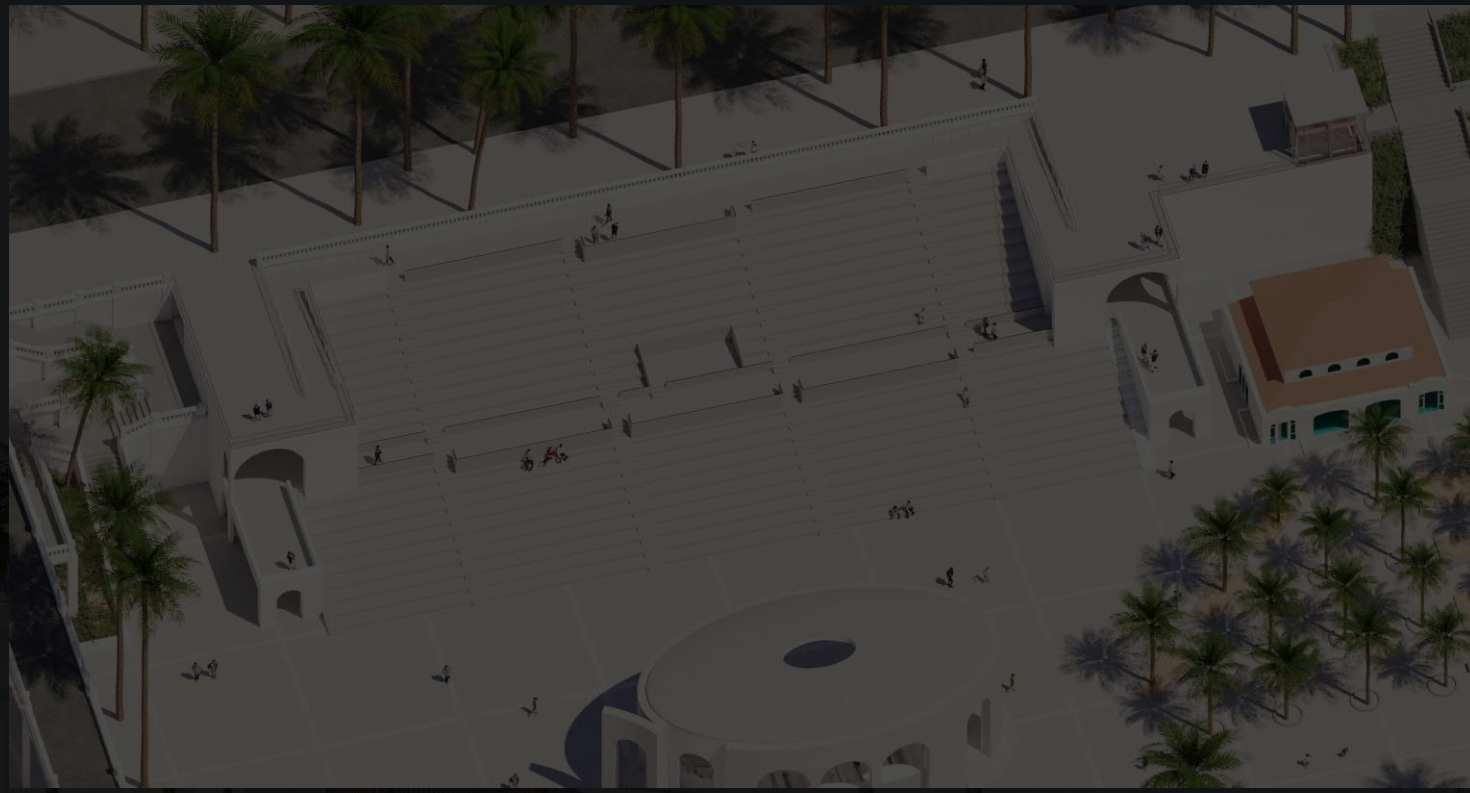
TERRACE SEATING

TERRACE SEATING

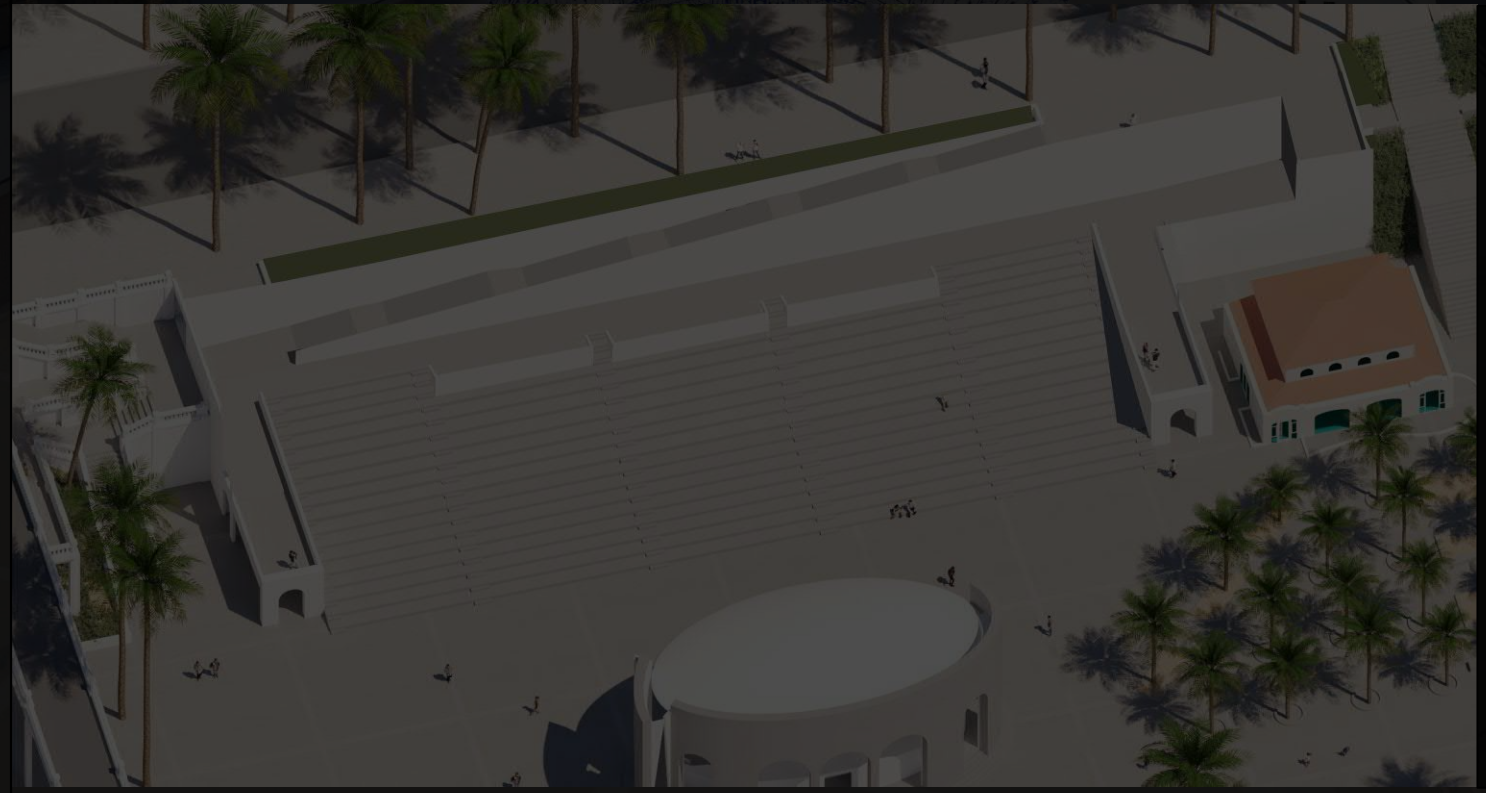
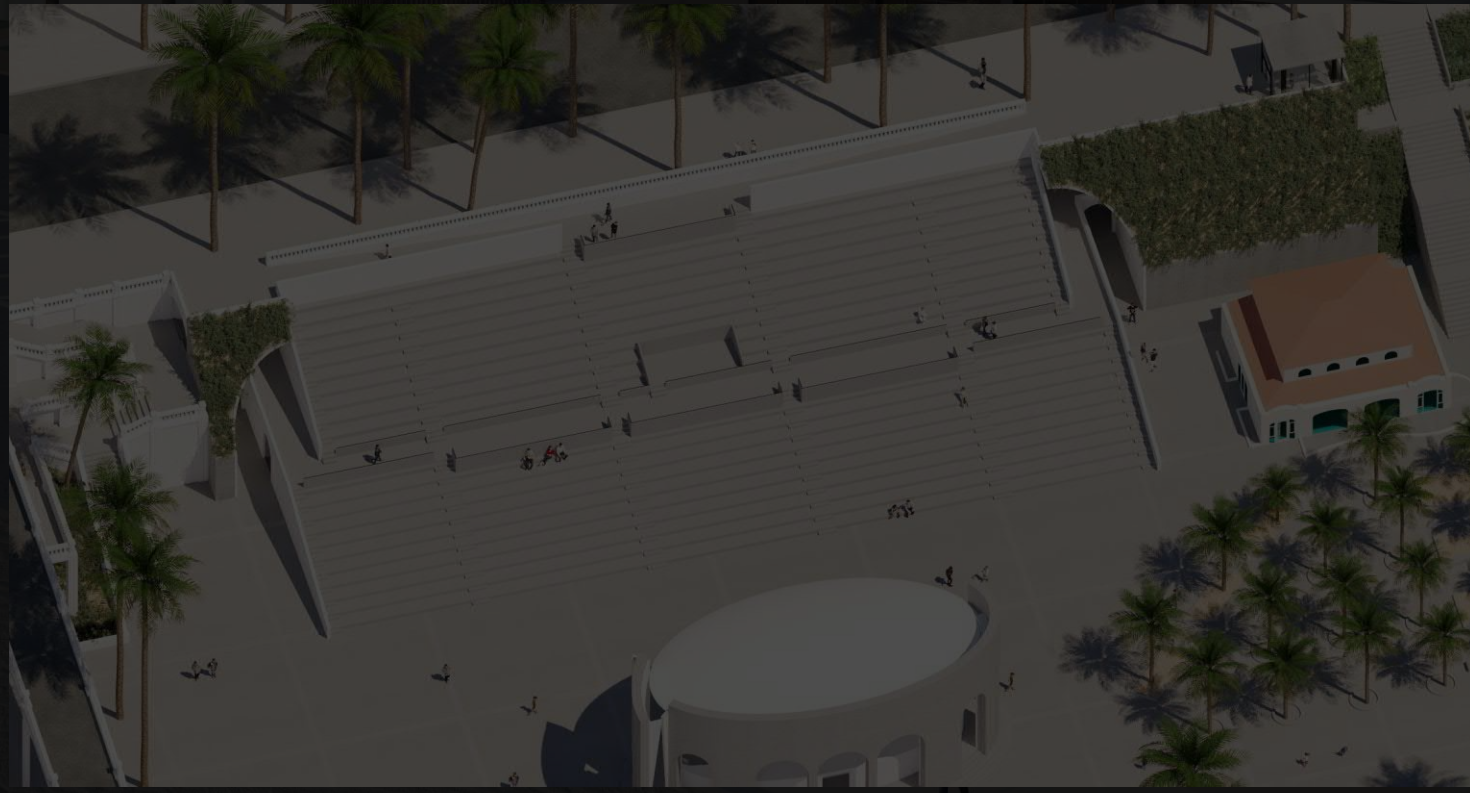


CAPACITY: 2,616  
(2,500 existing)

FOUR SEATING CONFIGURATIONS STUDIED



OPTION C



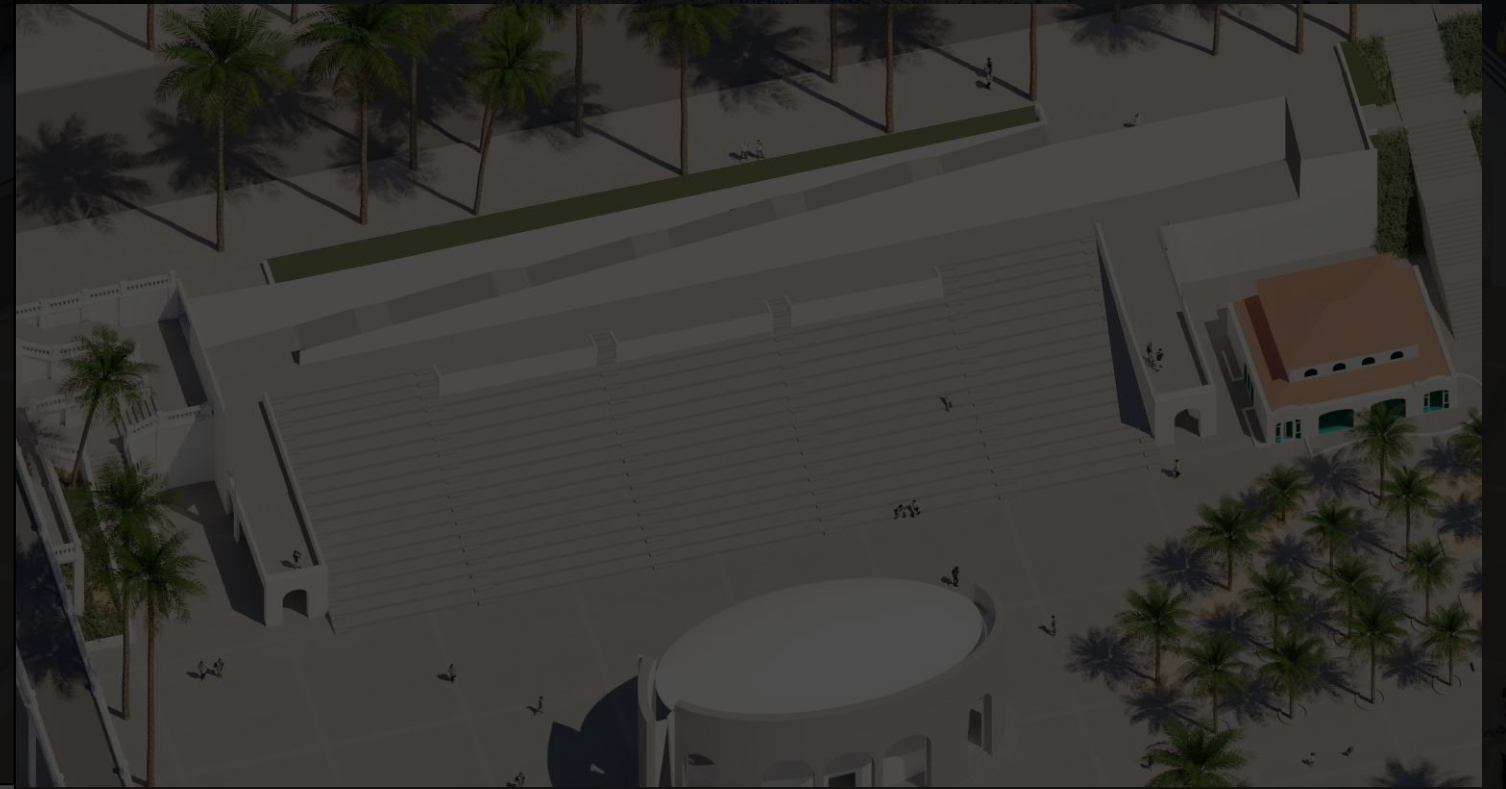
FOUR SEATING CONFIGURATIONS STUDIED



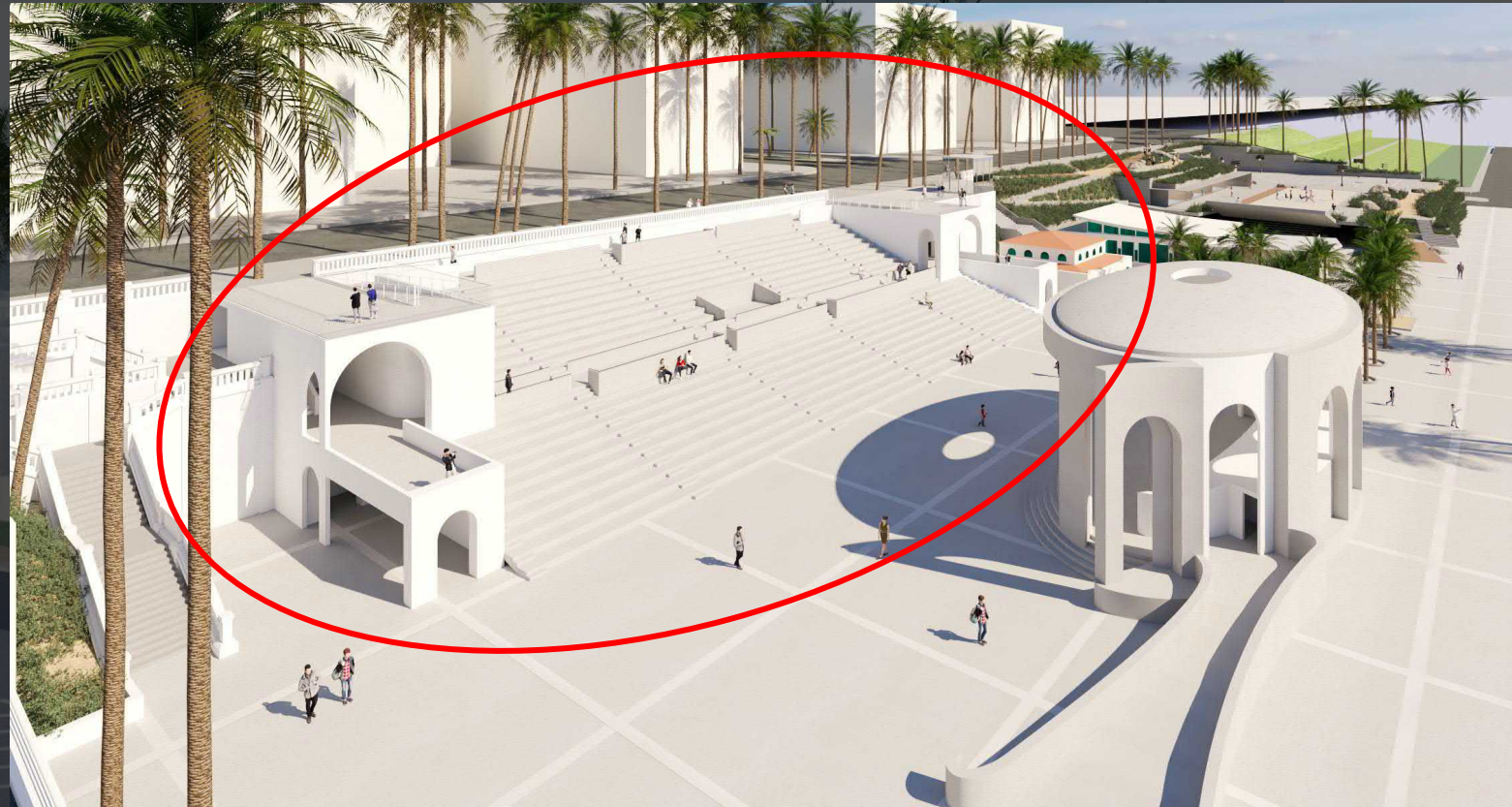
OPTION A



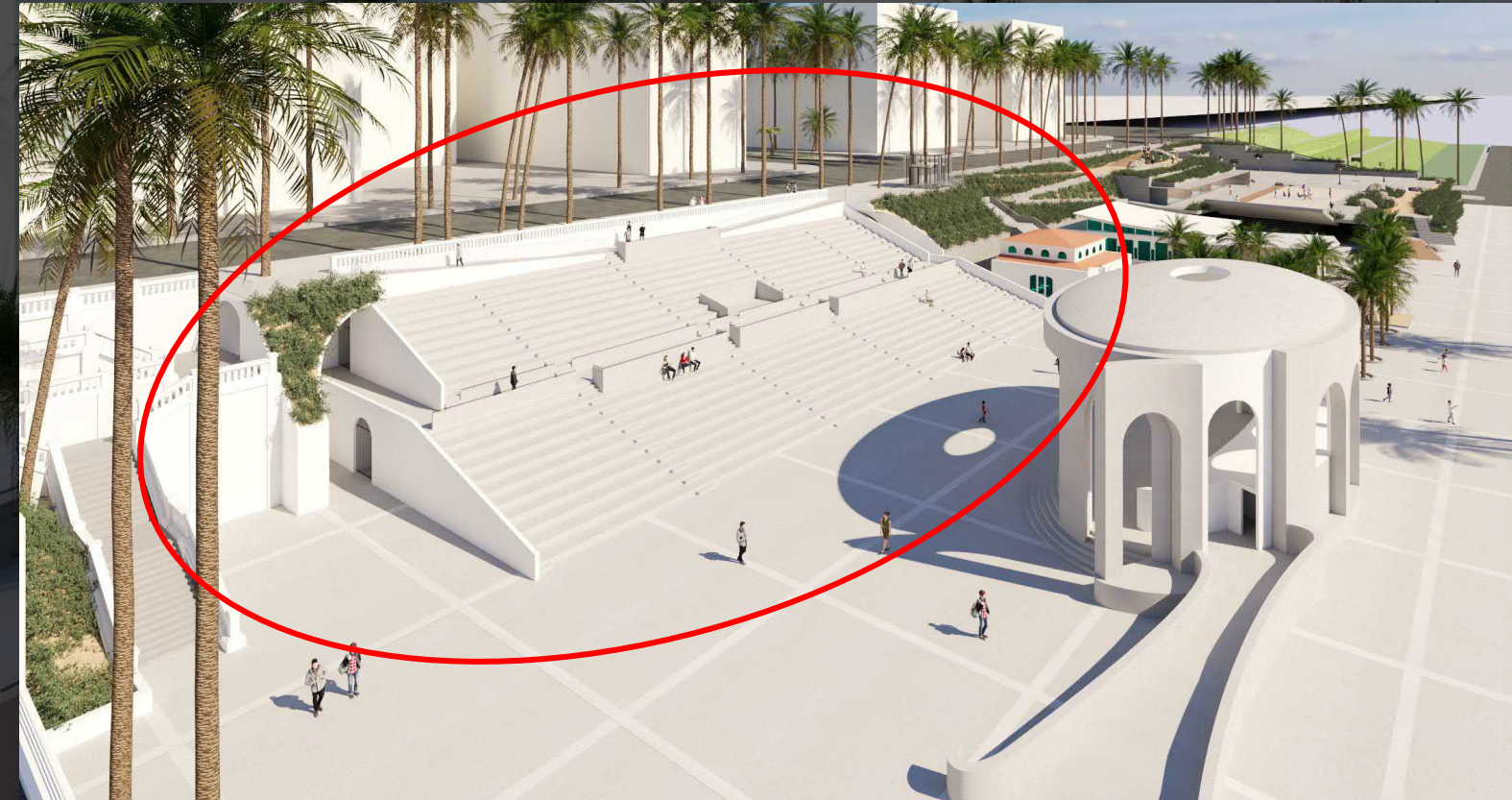
OPTION B



TWO SEATING CONFIGURATION OPTIONS TO BE CONSIDERED



OPTION A



OPTION B

- Requires vote for approving exception to Prop. A to allow disabled site elevator

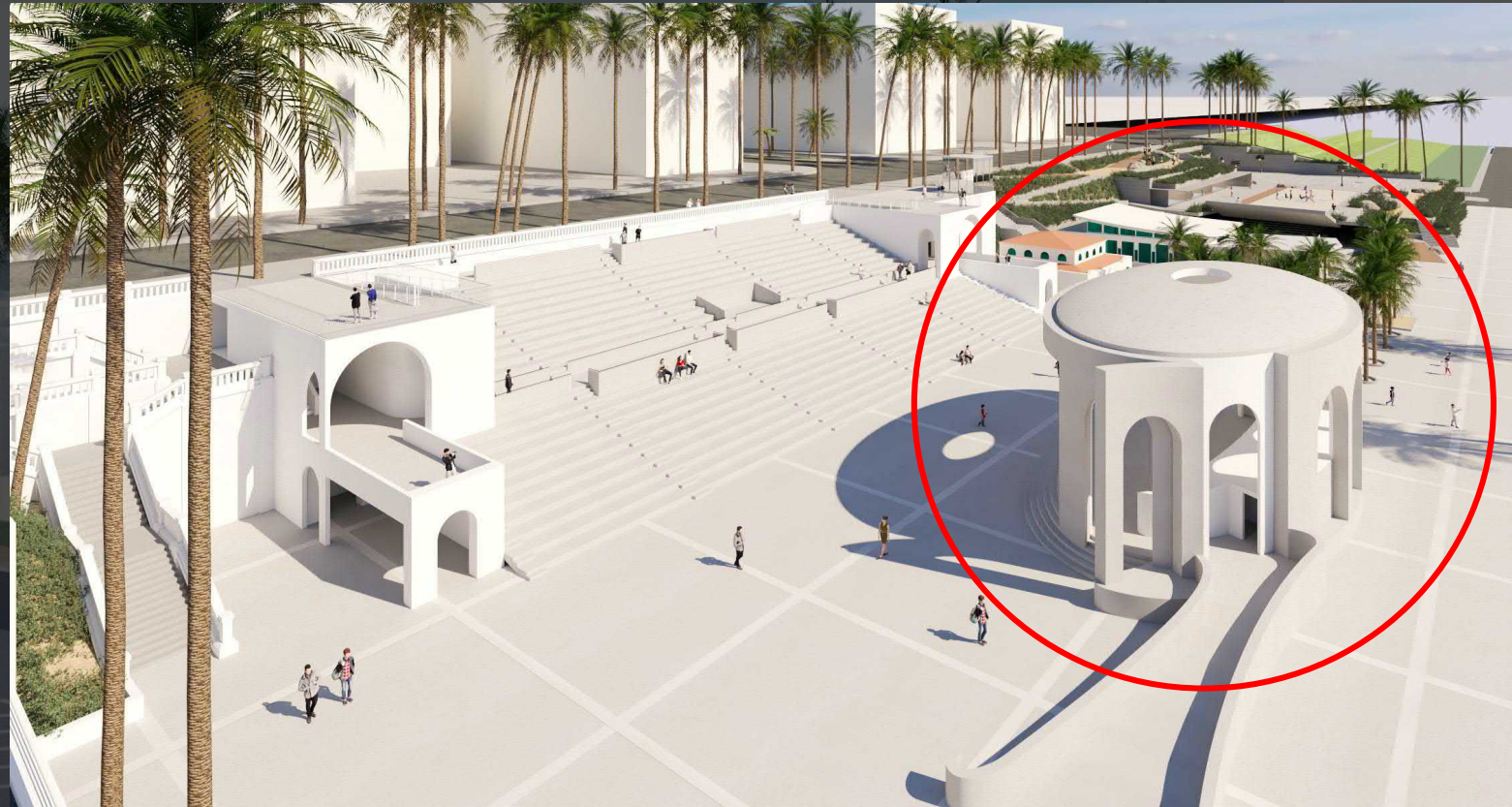
- Provides more area at N. Pacific Street entrance and exit to accommodate large crowds entering and exiting events

- Requires vote for approving exception to Prop. A to allow disabled site elevator

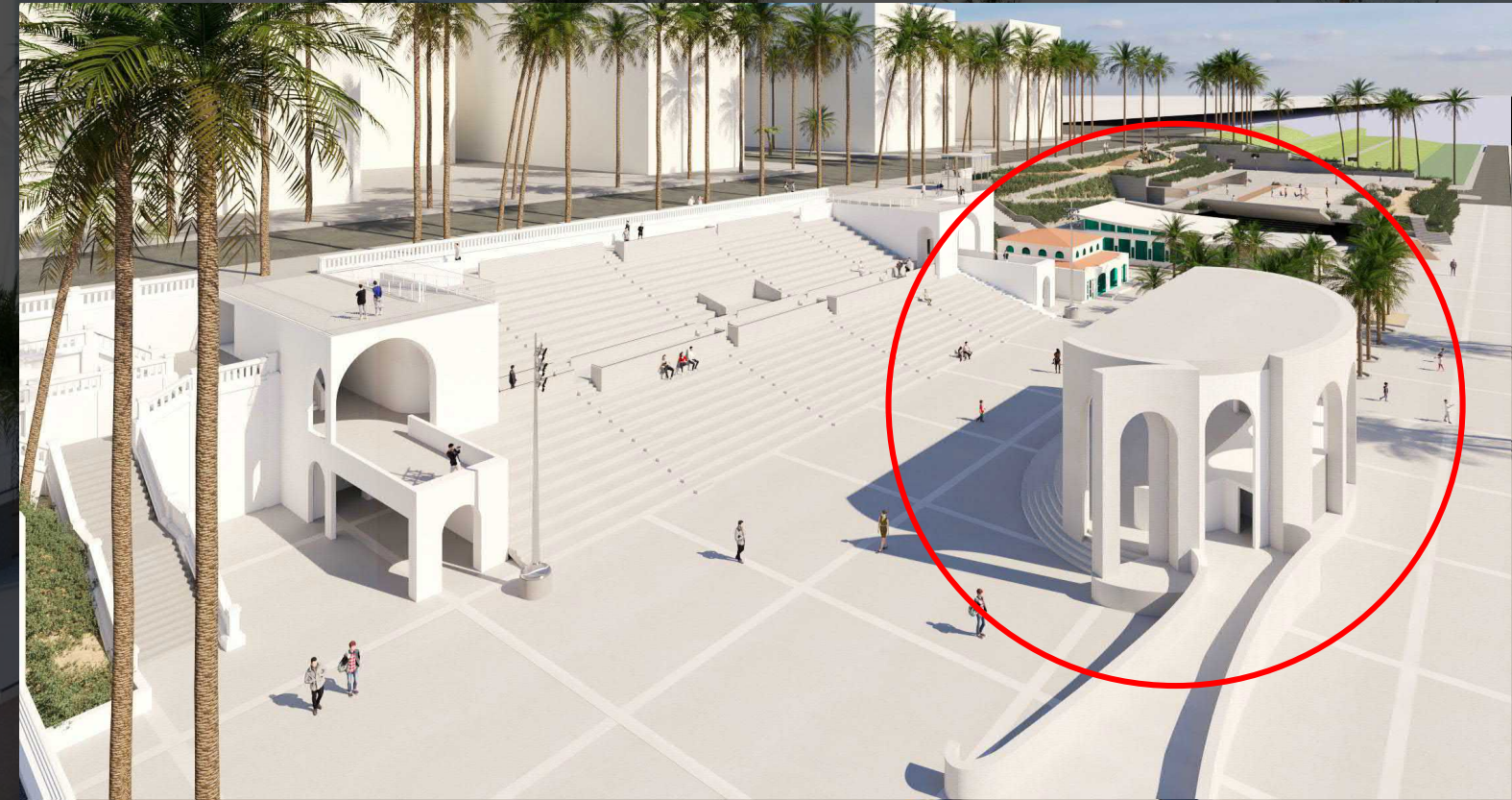
- Provides less area at N. Pacific Street entrance and exit to accommodate large crowds entering and exiting events

- Maintains similar profile at bluff edge

## 2 OPTIONS FOR AMPHITHEATER CONFIGURATION



RECOMMENDED STAGE VOLUME



CAPPED AT PACIFIC STREET

- Requires vote for approving exception to Prop. A to allow 6' encroachment for recommended bandshell stage volume
- Recommended stage volume to support lighting and sound equipment for wide range of events

- Bandshell does not exceed Prop. A height restrictions
- Reduced stage volume to support lighting and sound equipment. Will require additional site lighting to light front of stage

2 OPTIONS FOR BANDSHELL HEIGHT

An aerial photograph of a coastal city, likely San Diego, showing a wide beach, a pier extending into the ocean, and a dense urban area with various buildings and parking lots. The text 'Junior Seau Beachfront Community Center' is overlaid in white on the image.

# Junior Seau Beachfront Community Center





OPTION A



OPTION B



OPTION C

RENOVATION; NO  
STRUCTURAL CHANGE



OPTION A

**MODEST ADDITION  
& RENOVATION**



**OPTION B**

**SIGNIFICANT ADDITION  
& RENOVATION**



OPTION C



OPTION A



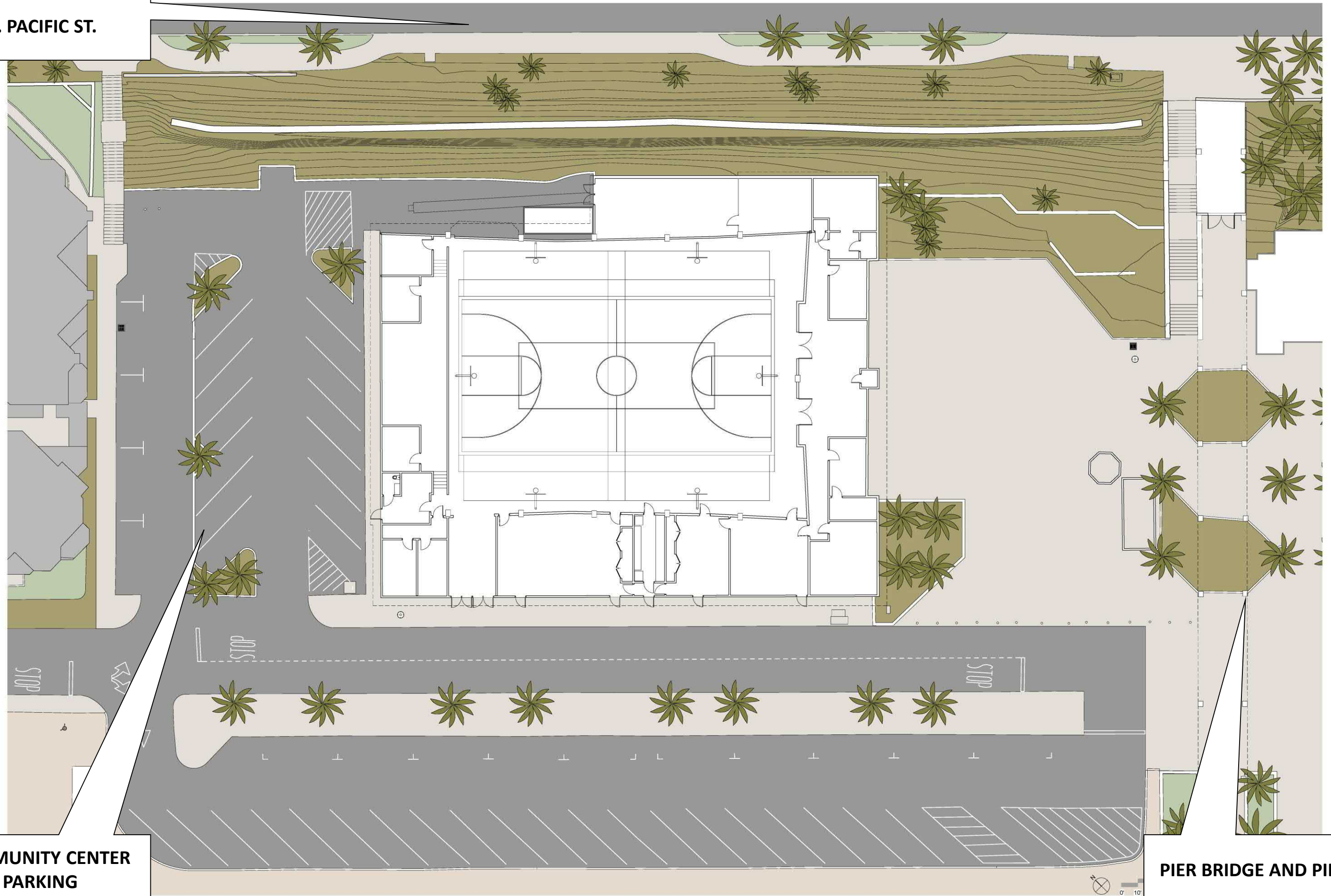
OPTION B



OPTION C



N. PACIFIC ST.

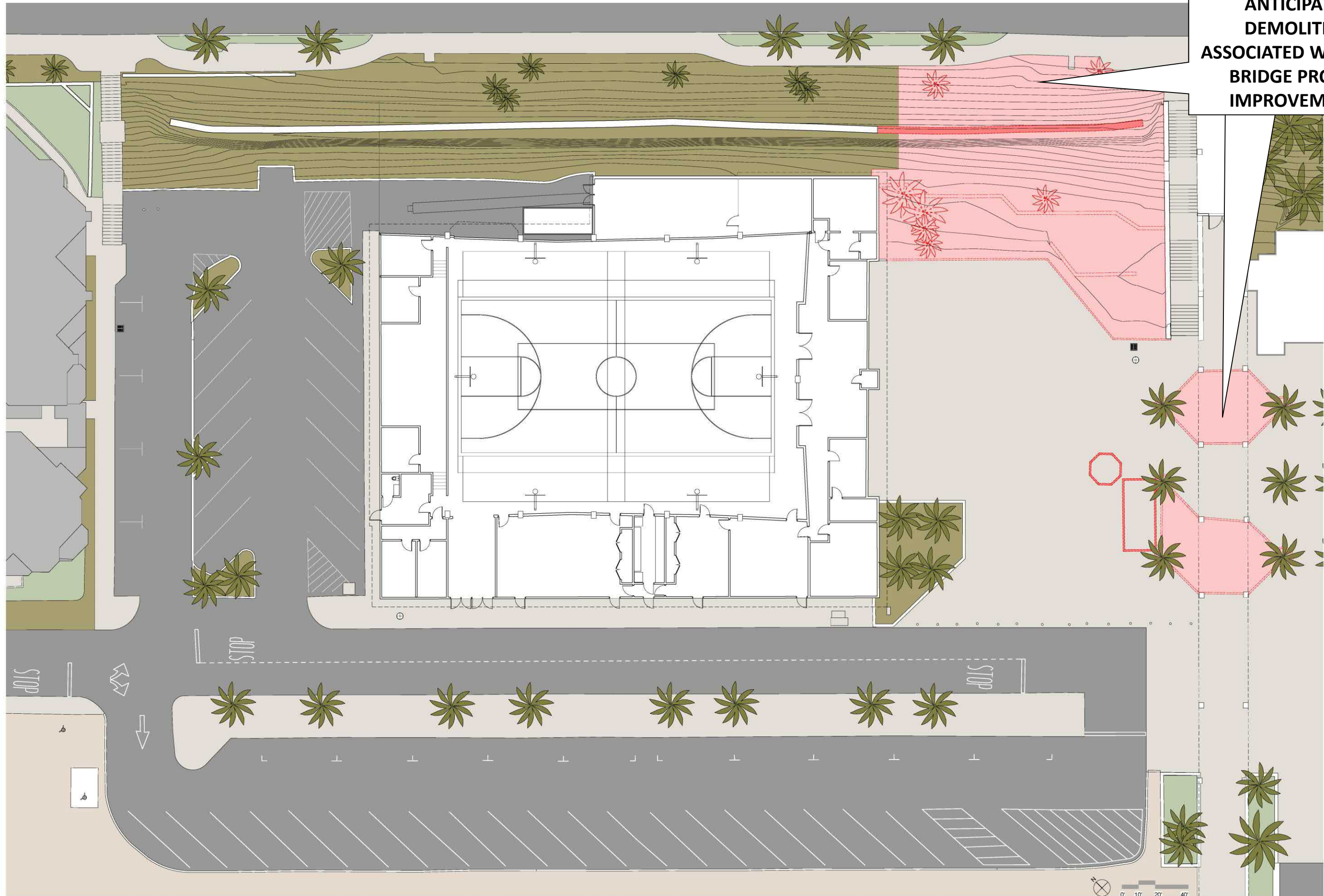


COMMUNITY CENTER  
PARKING

PIER BRIDGE AND PIER

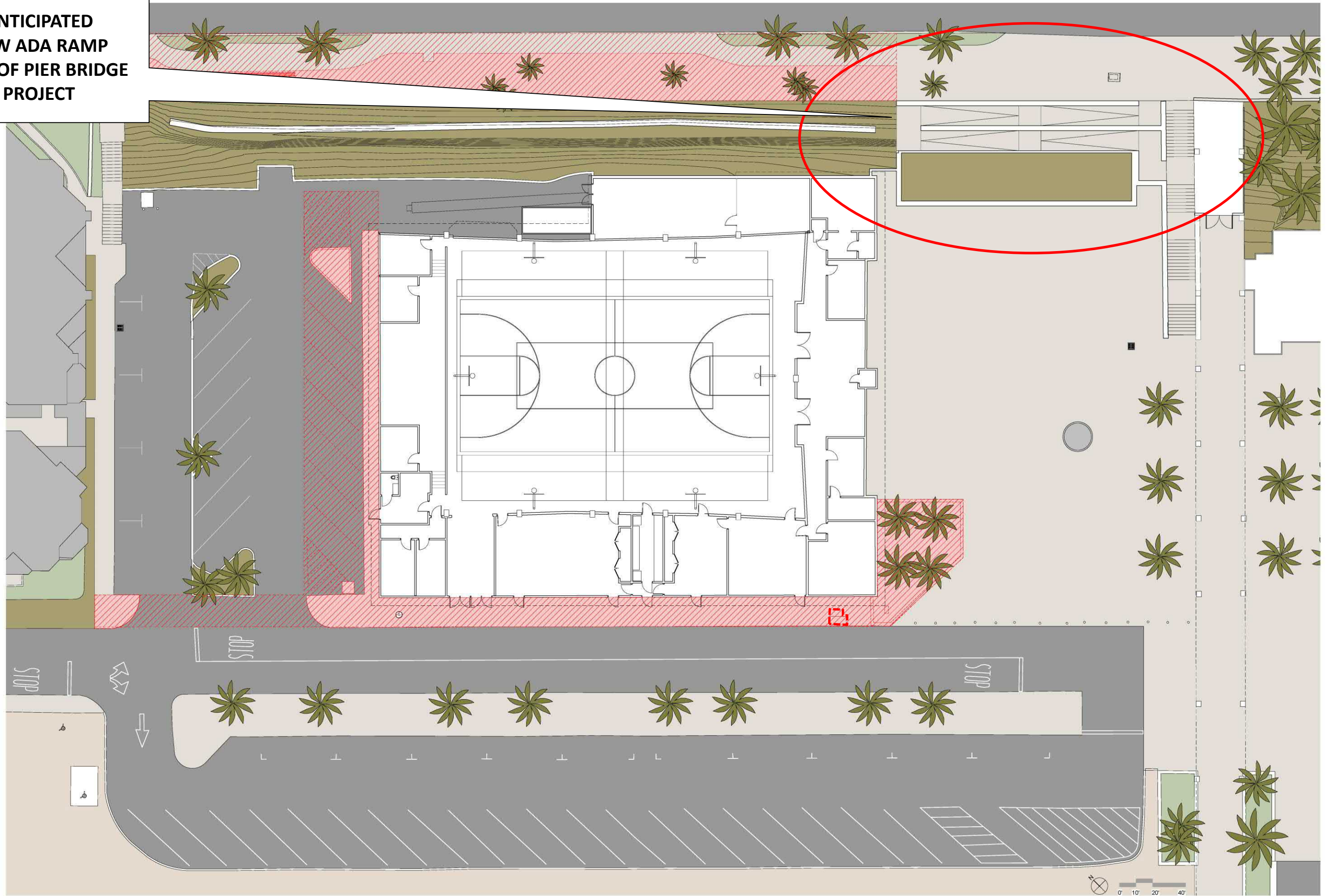
EXISTING

ANTICIPATED  
DEMOLITION  
ASSOCIATED WITH PIER  
BRIDGE PROJECT  
IMPROVEMENTS

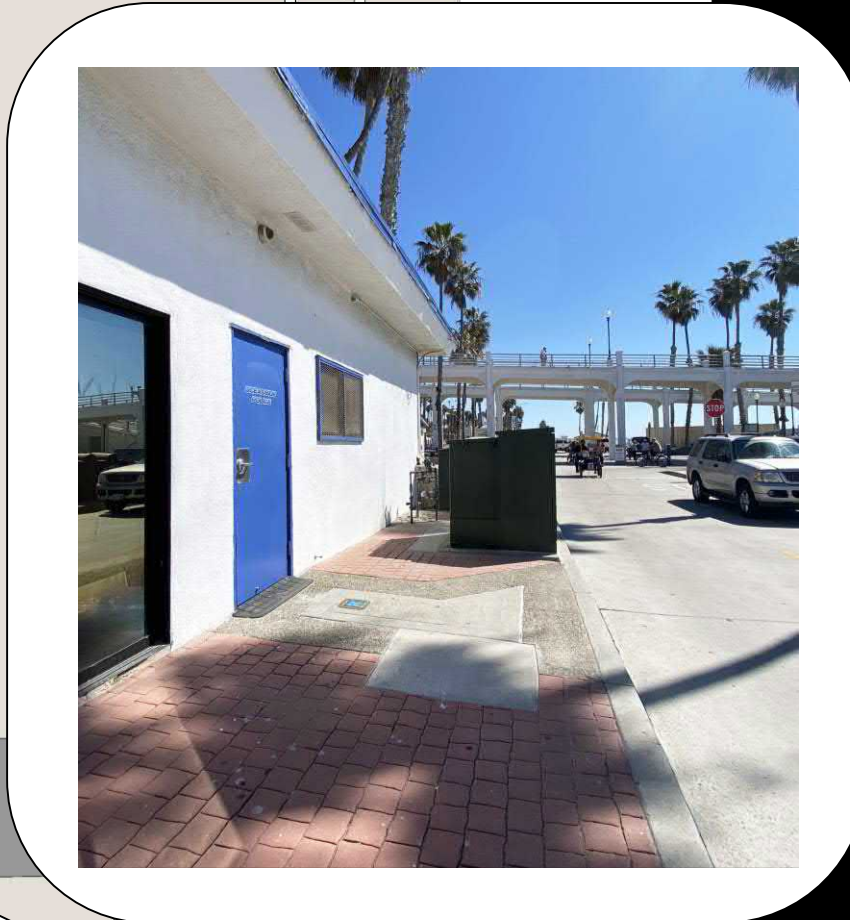
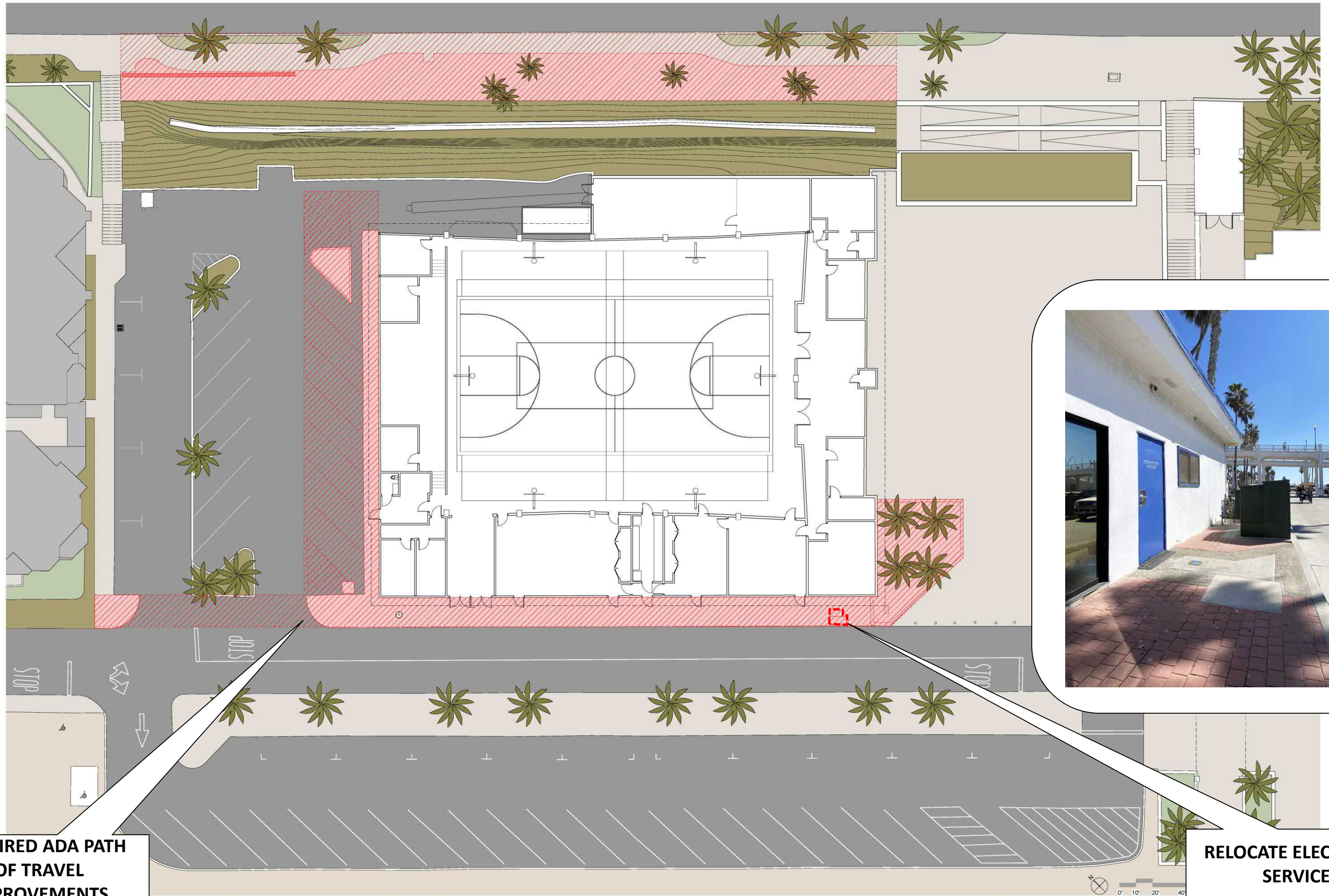


PROPOSED OPTION A

**ANTICIPATED  
NEW ADA RAMP  
PART OF PIER BRIDGE  
PROJECT**



**PROPOSED OPTION A**

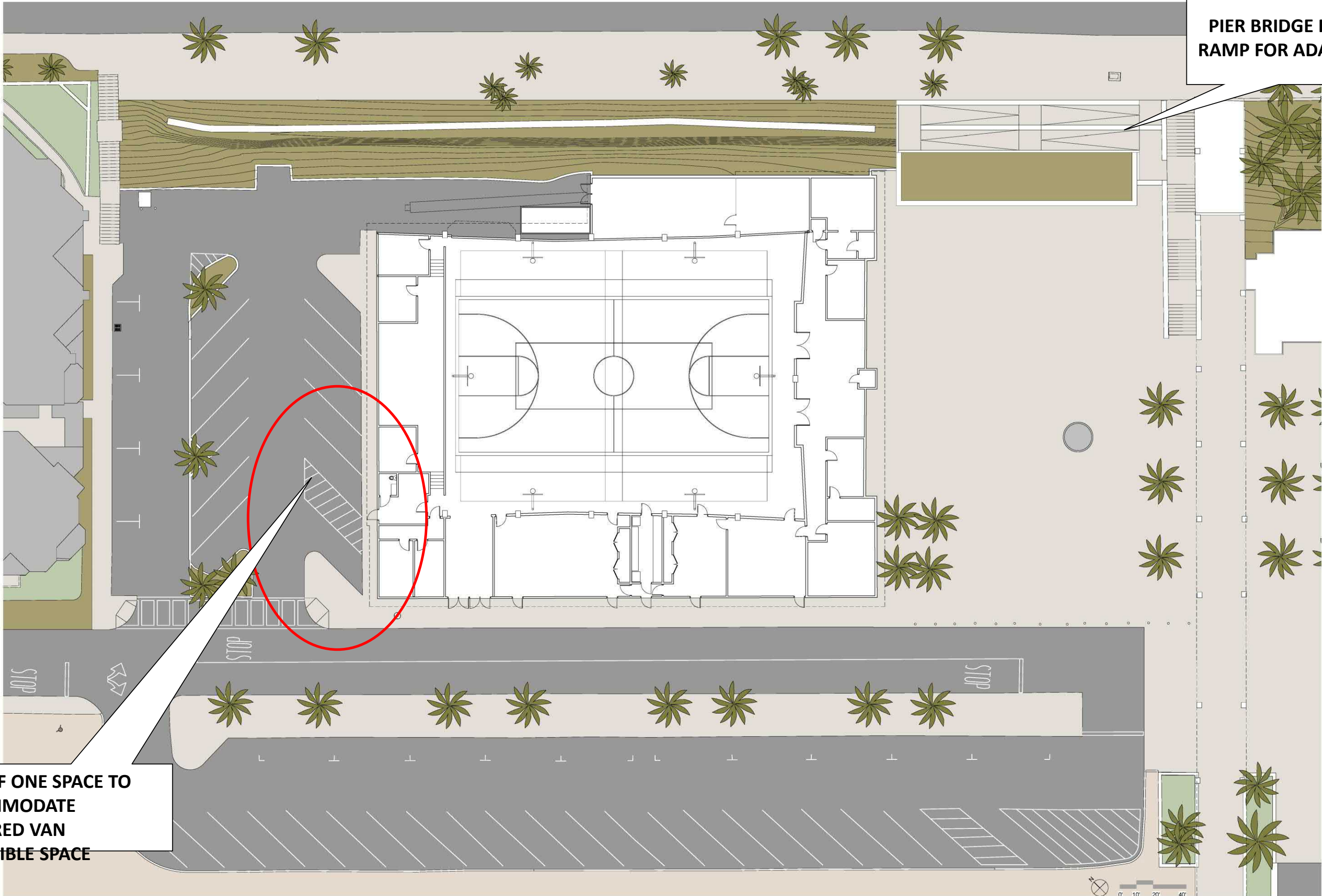


**REQUIRED ADA PATH  
OF TRAVEL  
IMPROVEMENTS**

**RELOCATE ELECTRICAL  
SERVICE**

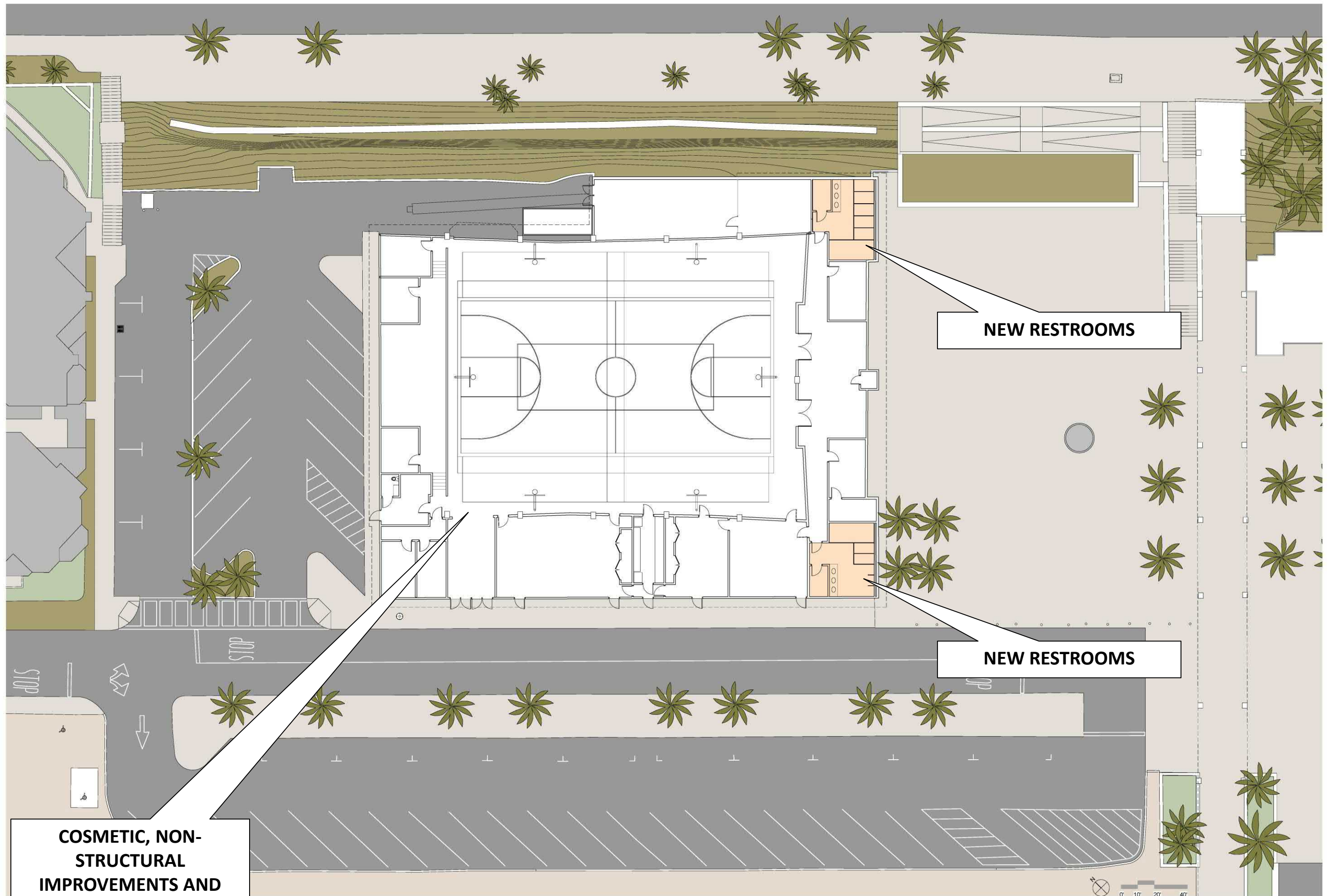
**PROPOSED OPTION A**

**PIER BRIDGE PROJECT  
RAMP FOR ADA ACCESS**



**LOSS OF ONE SPACE TO  
ACCOMMODATE  
REQUIRED VAN  
ACCESSIBLE SPACE**

**PROPOSED OPTION A**



**NEW RESTROOMS**

**NEW RESTROOMS**

**COSMETIC, NON-  
STRUCTURAL  
IMPROVEMENTS AND  
REPAIR OF SYSTEMS; NO  
ADDITIONAL FLOOR AREA**

**OPTION A**

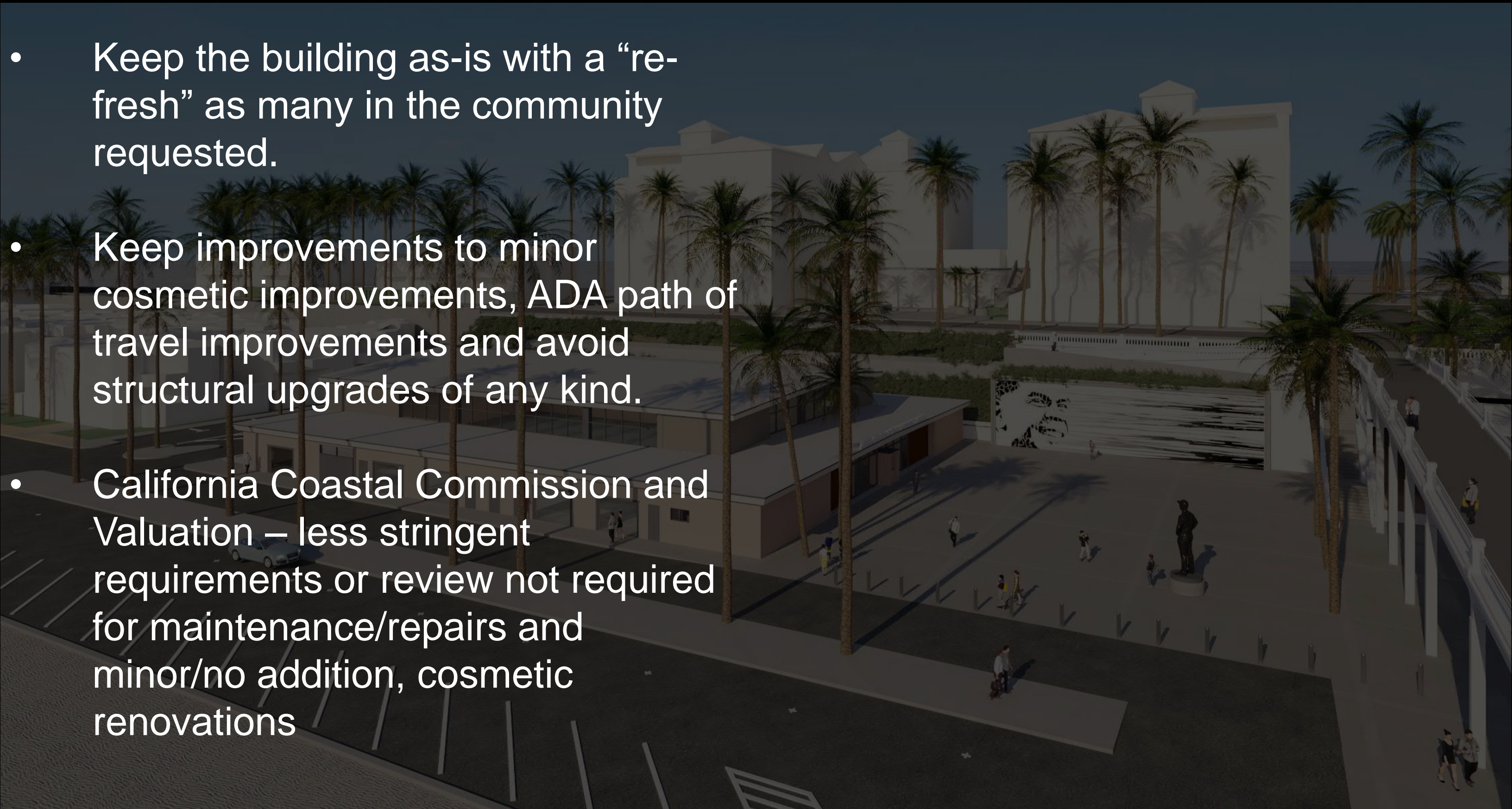


OPTION A



OPTION A

- Keep the building as-is with a “refresh” as many in the community requested.
- Keep improvements to minor cosmetic improvements, ADA path of travel improvements and avoid structural upgrades of any kind.
- California Coastal Commission and Valuation – less stringent requirements or review not required for maintenance/repairs and minor/no addition, cosmetic renovations

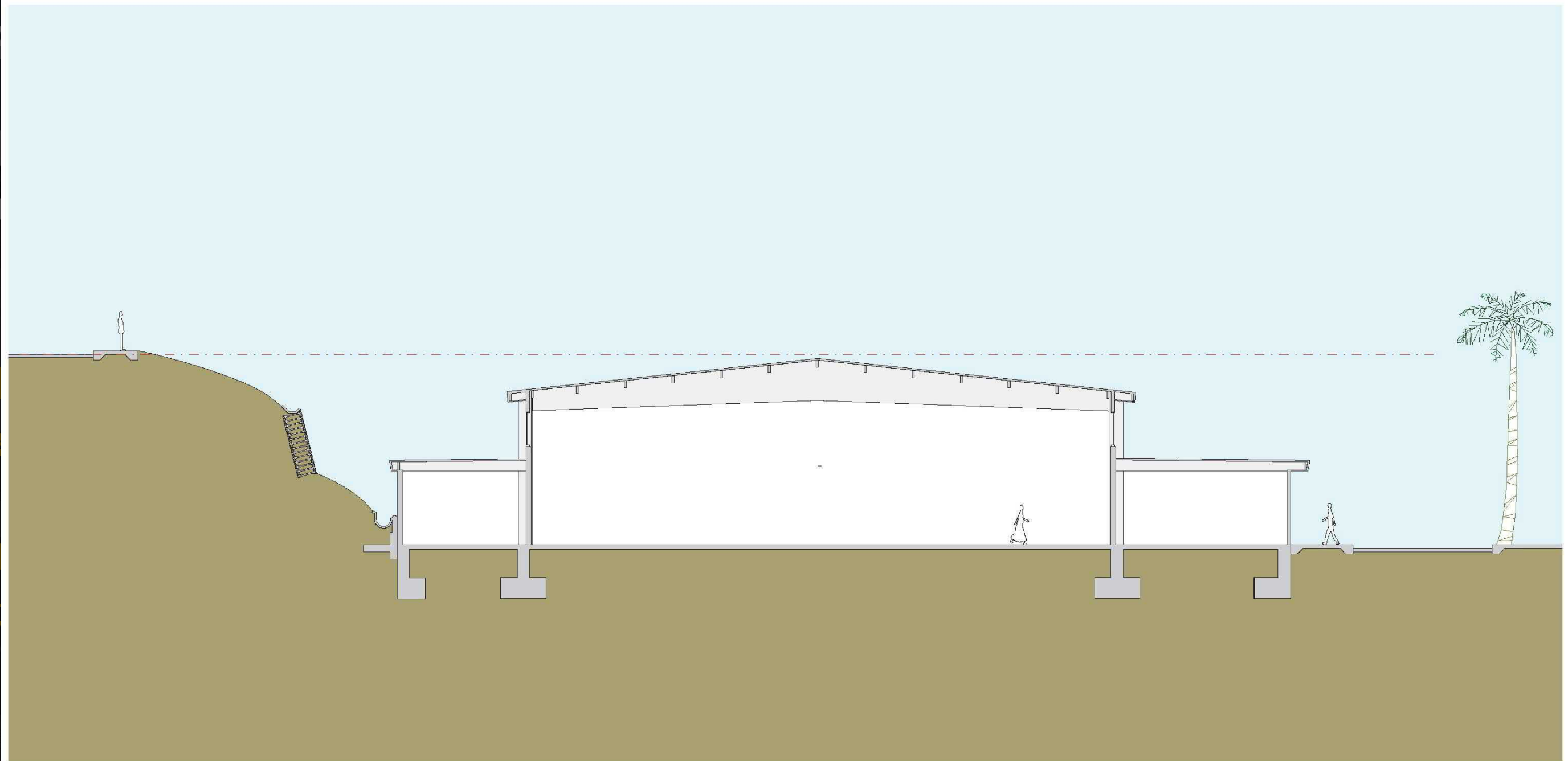


- Undersized gym and limited court space
- No increase in recreation classroom quantity or size

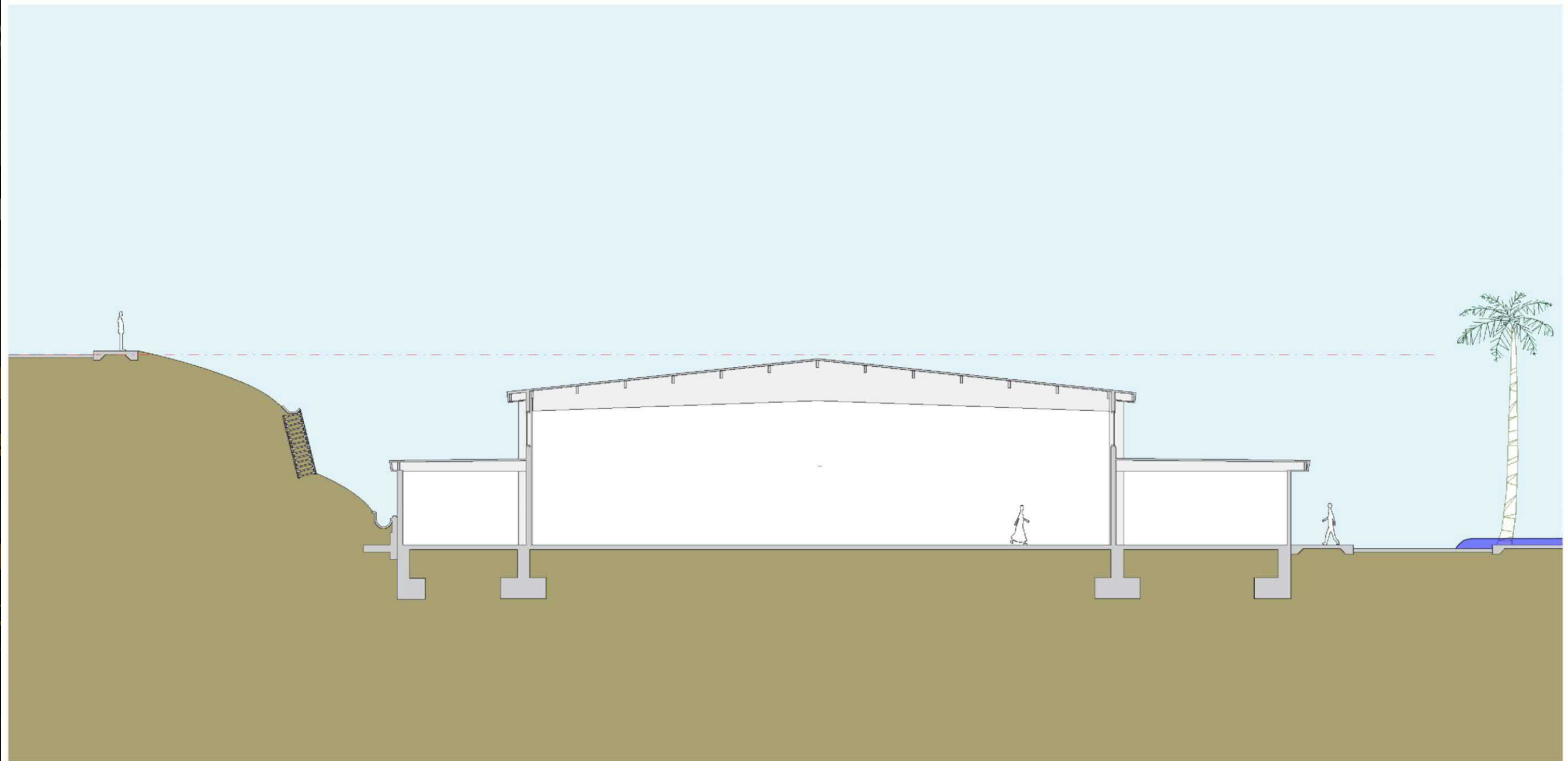


- Undersized gym and limited court space
- No increase in recreation classroom quantity or size
- Building remains at sea level. Future storm damage and eventual sea level rise not addressed.
- Obstacle: California Coastal Commission approval

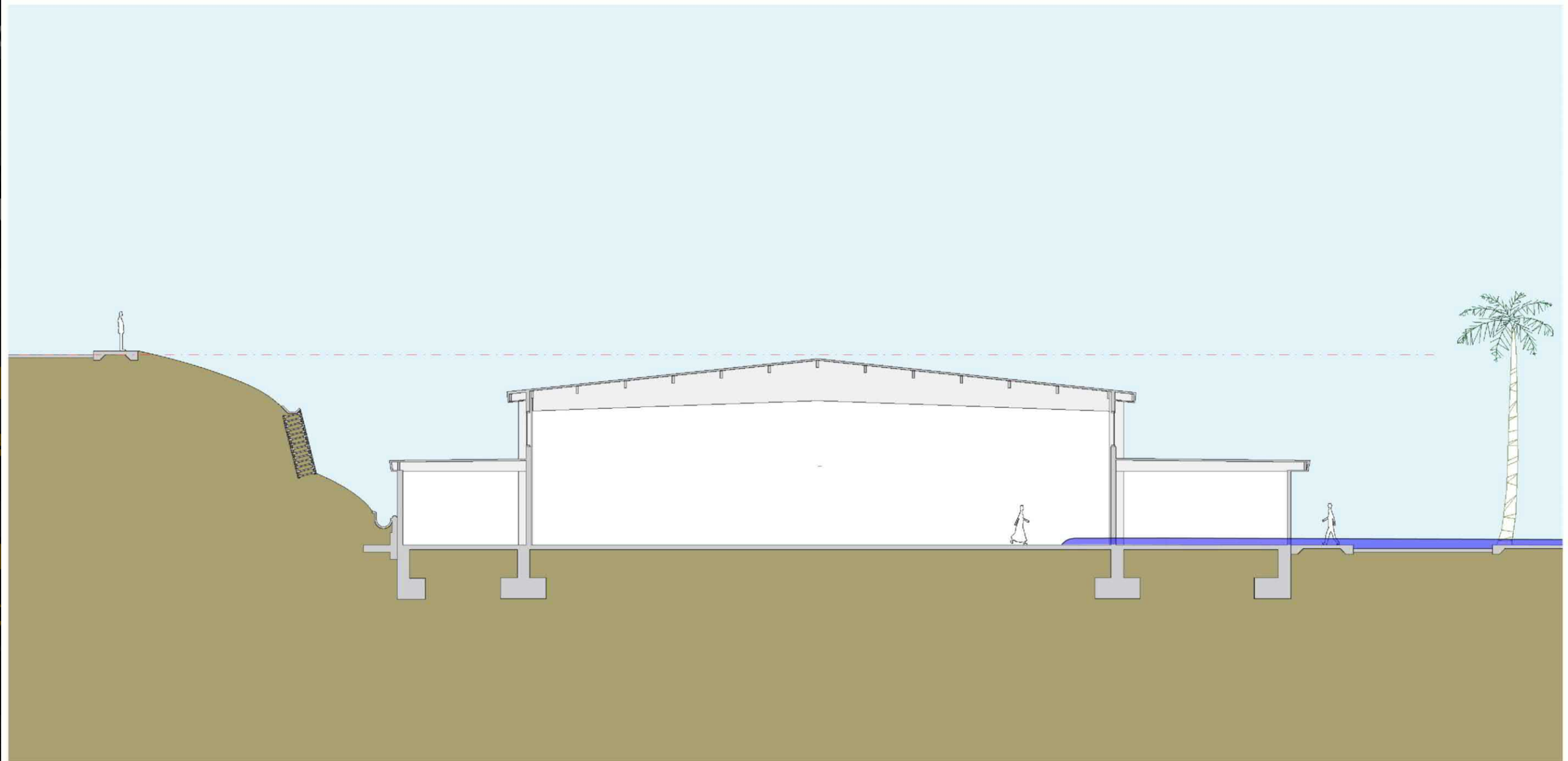




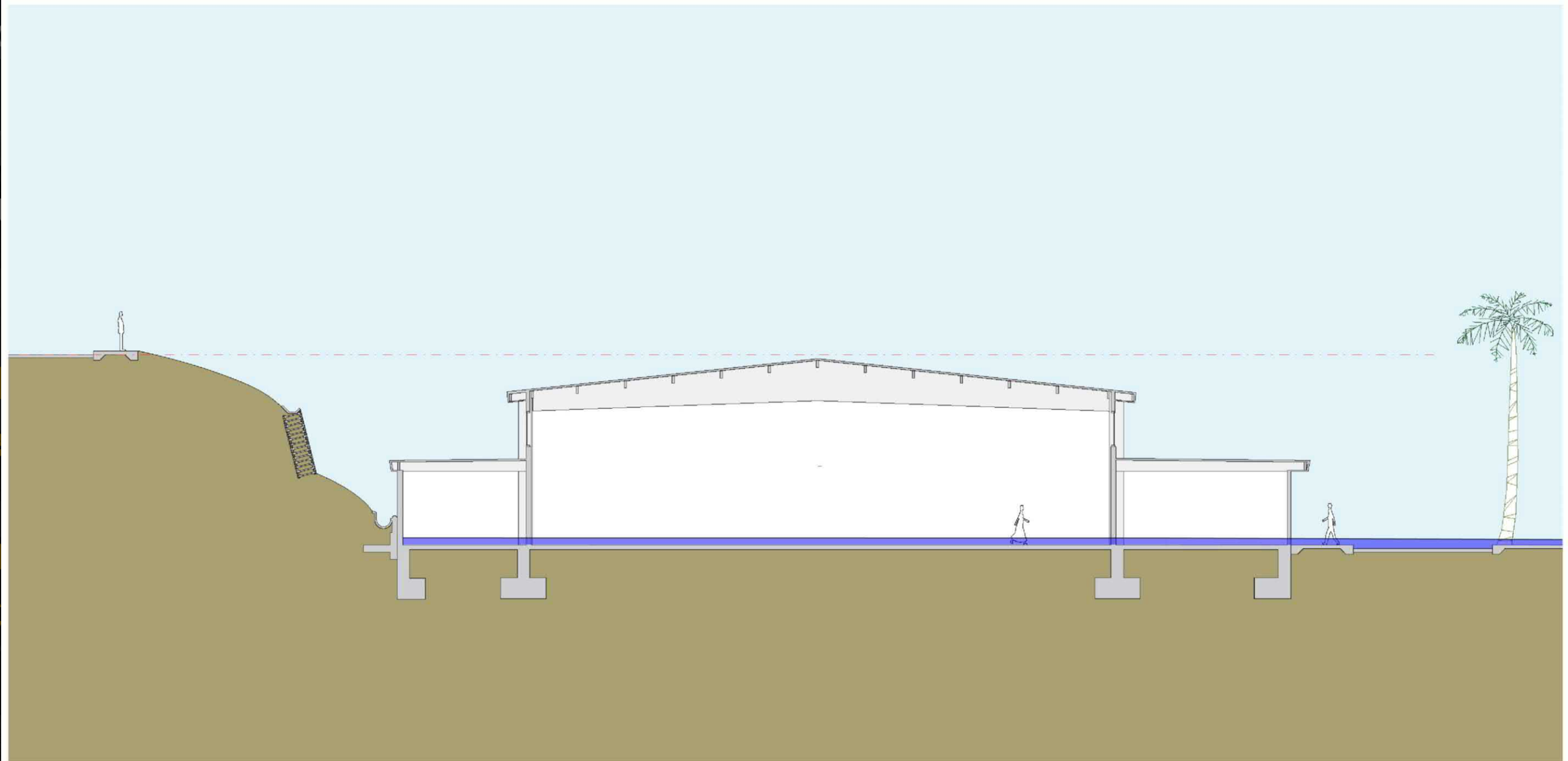
EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL



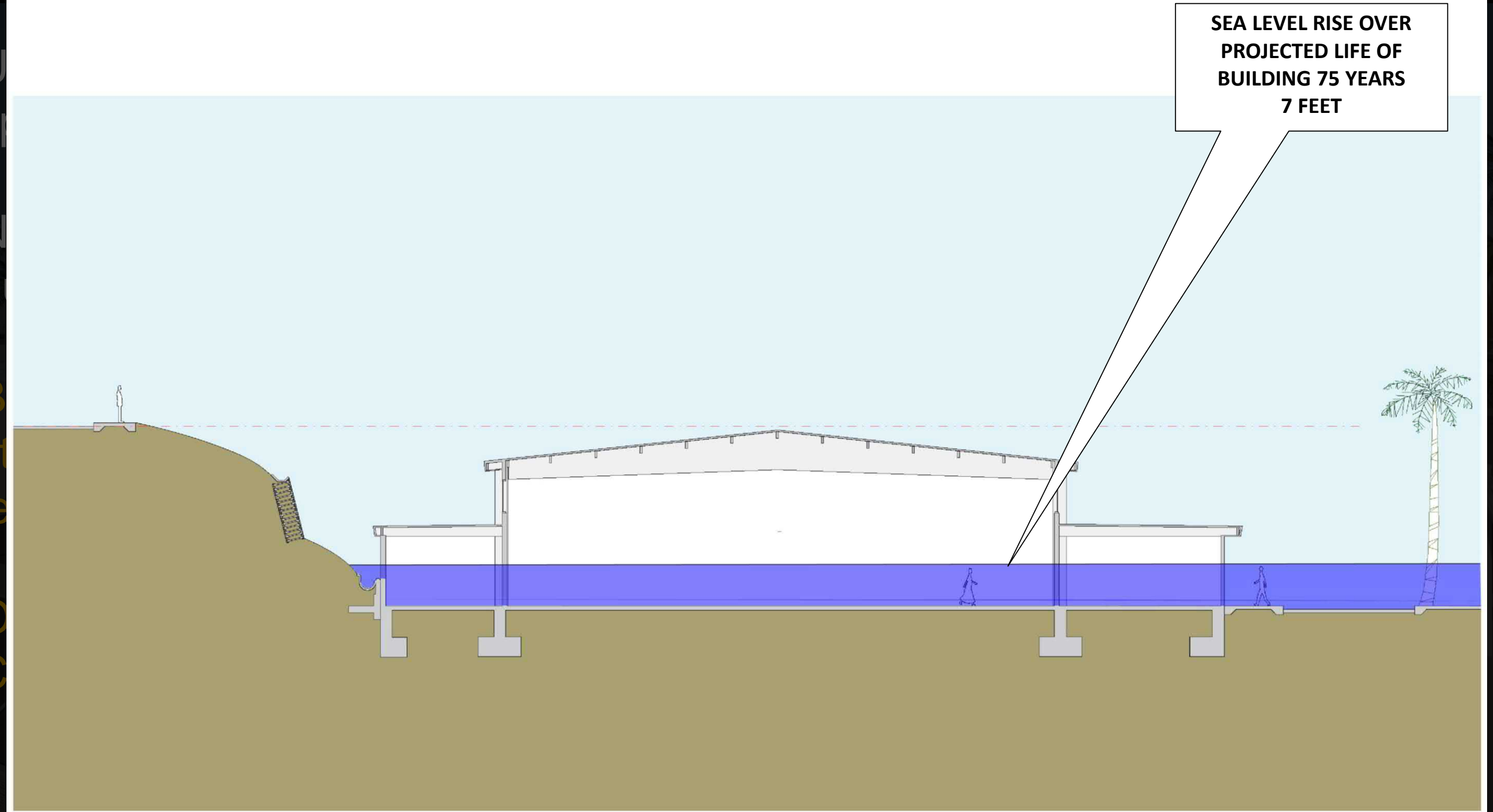
EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL



EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL



EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL




CITY MUST ASSESS RISK OF LONG TERM PROJECTED SEA LEVEL RISE



PATH FORWARD: NON-STRUCTURAL, COSMETIC IMPROVEMENTS TO EXTEND LIFE OF BUILDING



PATH FORWARD: NON-STRUCTURAL, COSMETIC IMPROVEMENTS TO EXTEND LIFE OF BUILDING

An aerial photograph of a coastal city, likely San Diego, showing a wide beach, a pier extending into the ocean, and a dense urban area with various buildings and parking lots. The text "Betty's Lot" is overlaid in the center.

# Betty's Lot



BETTY'S LOT



**104 PARKING SPACES AT COMPLETION OF BEACH OPERATIONS CENTER**

**N. PACIFIC STREET**

**THE STRAND**

**SEAGAZE DRIVE**

**BETTY'S LOT**

**128 PARKING SPACES PROPOSED  
104 PARKING SPACES EXISTING**

**N. PACIFIC STREET**

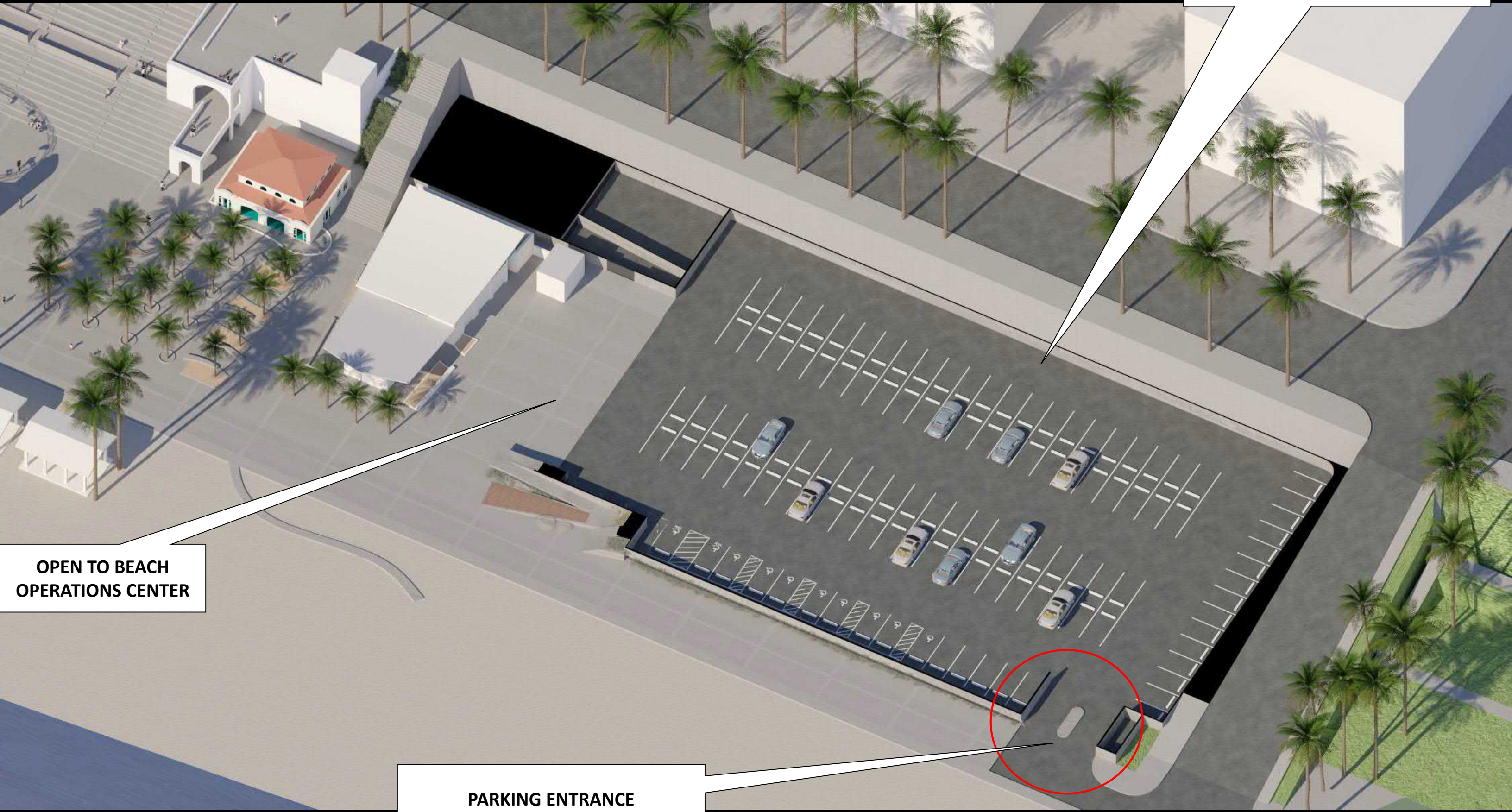
**THE STRAND**

**SEAGAZE DRIVE**

**STRAND LEVEL**



**128 PARKING SPACES PROPOSED  
104 PARKING SPACES EXISTING**



**OPEN TO BEACH  
OPERATIONS CENTER**

**PARKING ENTRANCE**

**STRAND LEVEL**

**(4) RECREATION  
CLASSROOMS  
@ 1,200 SF**

**PUBLIC OPEN SPACE**

**(1) CENTER COURT  
(2) REGULATION CROSS COURTS**

**MID – LEVEL: A NEW PARK, BASKETBALL COURTS AND COMMUNITY RECREATION CLASSROOMS**

**RECREATION  
CLASSROOMS BELOW  
PARK**



**STREET LEVEL PARK**



A PUBLIC PARK

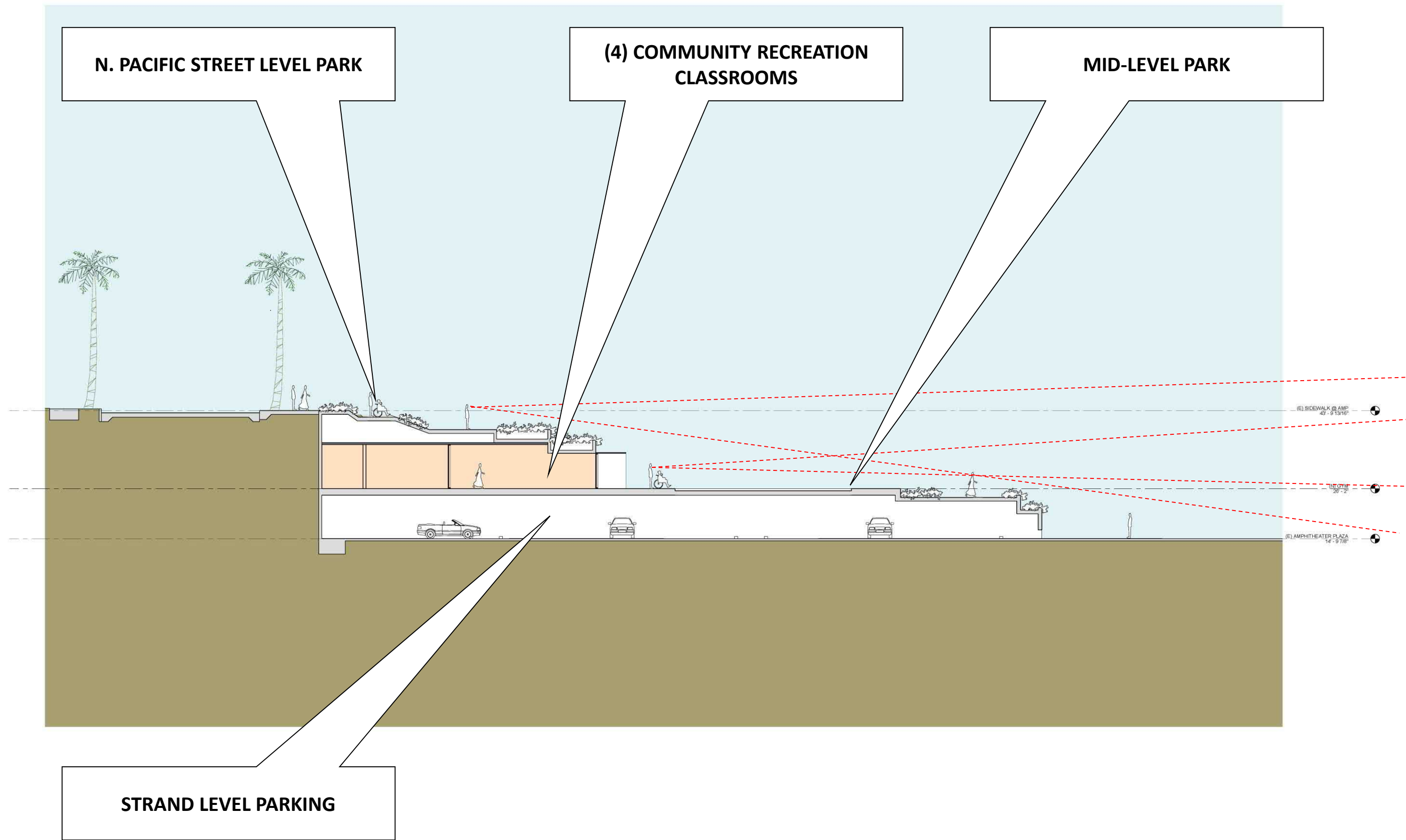
**N. PACIFIC STREET LEVEL PARK**



**OPEN AT PARKING LEVEL TO BEACH  
OPERATIONS CENTER**

**MID LEVEL PARK AND BASKETBALL  
COURTS OVER PARKING**

**A PUBLIC PARK**



A PUBLIC PARK OVER PARKING

**N. PACIFIC STREET LEVEL PARK**

**BASKETBALL COURTS**

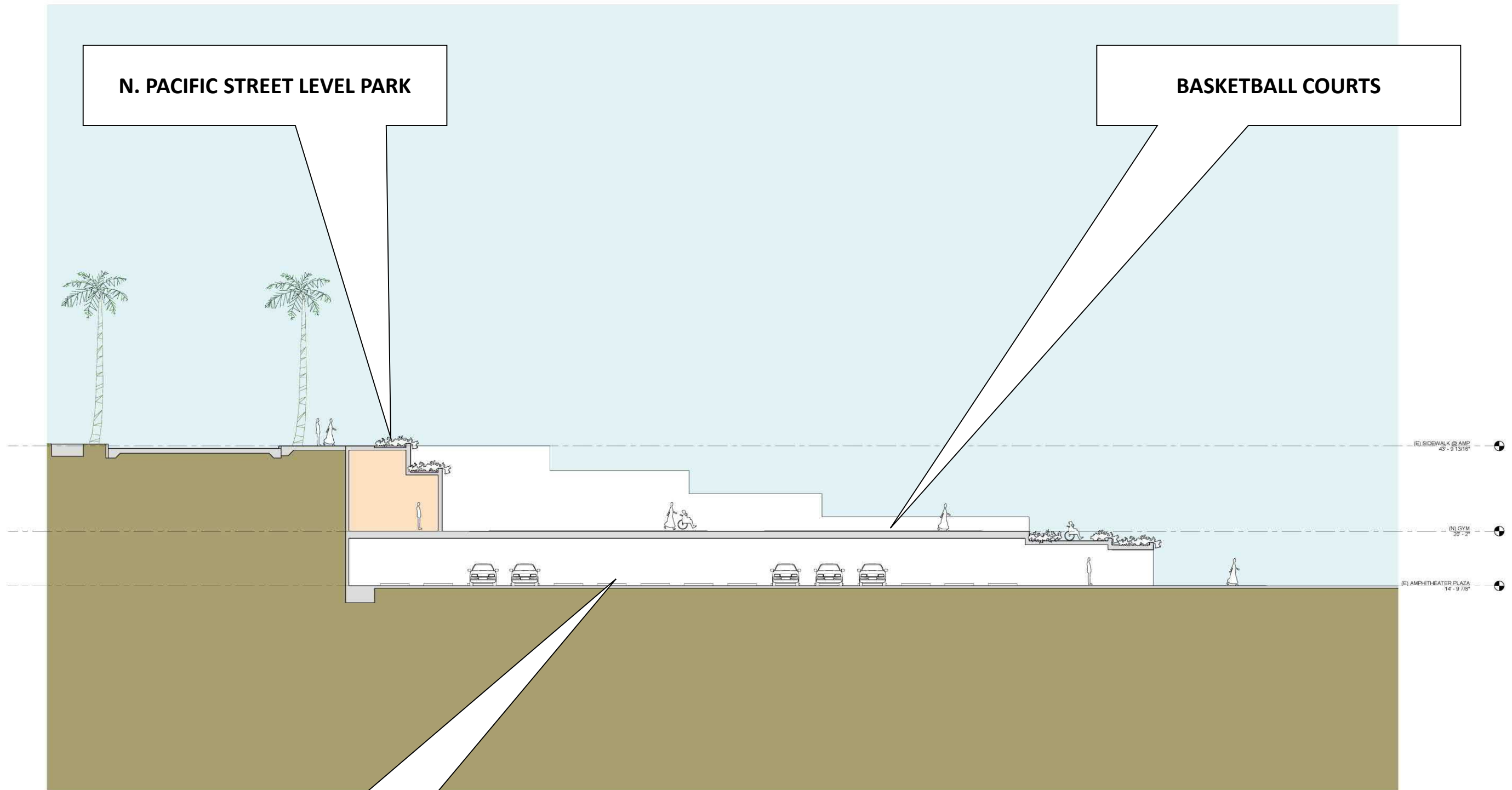
**STRAND LEVEL PARKING**

(E) SIDEWALK @ AMP  
43' - 6 13/16"

(N) GYM  
26' - 2"

(E) AMPHITHEATER PLAZA  
14' - 9 7/8"

**A PUBLIC PARK OVER PARKING**





A PUBLIC PARK



A PUBLIC PARK



COMMUNITY RECREATION AT THE BEACHFRONT

An aerial photograph of a coastal city, likely Los Angeles, showing a wide beach, a pier extending into the ocean, and a dense urban area with various buildings and parking lots. The word "Animations" is overlaid in the center in a large, white, sans-serif font.

# Animations

# Break-out Group Discussion

- Community Room: Divide into 3 groups – Move chairs towards boards stationed at the room perimeter
- Courtyard: Divide into 2 groups
- Each group assisted by members of Johnson Favaro team; board images for your reference and flip pad for notes
- First step: Choose a note taker
- Second step: Choose a spokesperson to report back to the larger group

# Break-out Group Discussion

- 5 minutes to group
- 3 sites/ 10 minutes per site - 30 minutes total
- 5 minutes to reassemble for Report Back

**40 MINUTES TOTAL**

# Group Discussion Topics

What do you like/dislike? Suggestions?

- Junior Seau Pier Amphitheater and Bandshell
- Junior Seau Beachfront Community Center:
- Betty's Lot

10 MINUTES PER SITE

# Report Back

- Spokesperson – 5 minutes to summarize group discussion

**5 GROUPS – 25 MINUTES TOTAL**

An aerial photograph of a coastal city, likely San Diego, showing a wide beach, a pier extending into the ocean, and a dense urban area with many buildings and palm trees. The image is dimmed to serve as a background for the text.

# Break-out Group Discussion

40 minutes

# Report Back

- Spokesperson – 5 minutes to summarize group discussion

**5 GROUPS – 25 MINUTES TOTAL**

# Q & A / Wrap Up

- Parks and Recreation Commission Meeting: June 7
- 2<sup>nd</sup> Community Meeting: June 30 *(to be confirmed)*
- 2<sup>nd</sup> Parks and Recreation Meeting: July 12
- Continue to refine options based on input